



City of Arts & Innovation

City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE:** DECEMBER 13, 2016

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD:** 3

DEPARTMENT

SUBJECT: PLANNING CASES P15-0862 (GENERAL PLAN AMENDMENT), P15-0863 (REZONE), P15-0864 (TENTATIVE TRACT MAP), P15-0865 (SITE PLAN REVIEW), P15-0866 (DESIGN REVIEW), and P16-0647 (VARIANCE) - BY JEFF MOORE OF RC HOBBS COMPANY, INC. FOR THE DEVELOPMENT OF 36 FOR-SALE TOWNHOME UNITS – 4105 JEFFERSON STREET

ISSUE:

Approve a proposal by Jeff Moore of RC Hobbes, Inc. to construct 36 for-sale townhome units on a 2.96 acre property, including the following entitlements: General Plan Amendment, Rezone, Tentative Tract Map, Site Plan Review, Design Review, and Variance.

RECOMMENDATION:

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and adopt a Negative Declaration;
2. Approve Planning Cases P15-0862 (General Plan Amendment), P15-0863 (Rezone), P15-0864 (Tentative Tract Map), P15-0865 (Site Plan Review), P15-0866 (Design Review) & P16-0647 (Variance);
3. Introduce and subsequently adopt the attached Ordinance, amending the Zoning Map; and
4. Adopt the attached Resolution amending the General Plan Land Use Designation.

PLANNING COMMISSION RECOMMENDATION:

On November 3, 2016, the City Planning Commission recommended approval of Planning Cases P15-0862 (General Plan Amendment), P15-0863 (Rezone), P15-0864 (Tentative Tract Map), P15-0865 (Site Plan Review), P15-0866 (Design Review) & P16-0647 (Variance) by a vote of 8 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

BACKGROUND:

The 2.96 acre project site is developed with a single-family residence and accessory structures, including a wood-framed barn/wood shop and multiple greenhouses. All structures will be

demolished as part of the project. The project site flat and is surrounded by single-family residences, public facilities and institutional uses.

DISCUSSION:

The applicant proposes to construct 36 townhomes within 10 buildings. The project will include 25 three-bedroom units and 11 four-bedroom units ranging in size from 1,456 square feet to 1,993 square feet. The two-story buildings will have a maximum height of 29 feet, 6 inches. The proposed General Plan Amendment will redesignate the property from PF-Public Facilities to MHDR-Medium High Density Residential. The property will be rezoned from R-1-7000—Single Family Residential to R-3-3000-AP-D—Multi-Family Residential and Airport Protection Overlay Zones.

The site provides 24,171 square feet of common useable open space, including a swimming pool, children's playground with equipment structure, picnic tables, benches, a community garden area with raised beds and a large open turf area consistent with the standards of the Zoning Code.

The project meets all development standards, with the exception of the required minimum building separation requirement. The applicant has requested a variance and provided justifications to reduce building separation between three pairs of residential buildings. Supplemental variance justifications prepared by staff are also provided. Staff supports the proposed design because it clusters the residential buildings around an internal drive aisle providing increased separation from adjacent single-family residential properties, and an on-site open space/amenity area. The project provides 91 parking spaces, including 2-car garages for each unit, which exceeds the number of parking spaces required by the Zoning Code.

Staff recommends approval of the proposed project because it will be consistent with the General Plan, Zoning Code, and subdivision requirements.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director

Certified as to

availability of funds: Scott G. Miller PhD, Chief Financial Officer/City Treasurer

Approved by: Al Zelinka, FAICP, Assistant City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachment:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – November 3, 2016
3. City Planning Commission Draft Minutes - November 3, 2016
4. Letters From the Public
5. Ordinance - Rezone
6. Resolution – General Plan Amendment