



OFFICE OF THE CITY MANAGER

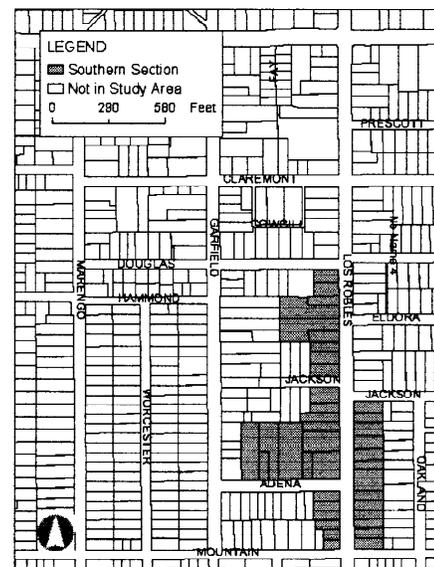
MAY 8, 2006

TO: CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: PROPOSED ZONING MAP AND GENERAL PLAN AMENDMENT FOR THE RM-16 SECTION OF THE LOS ROBLES/ADENA STUDY AREA

The City Council, on November 7, 2005, reviewed a staff recommendation to downzone the South Section of the Los Robles/Adena study area from RM-32 to RM-16 and change the General Plan designation accordingly. The Council referred the issue back to the Planning Commission to explore alternatives that would maintain the scale of existing multi-family development along Los Robles and protect historic buildings, but would allow additional development of reasonable scale even when options for density bonuses are exercised. The Council also wanted the alternative to preserve existing and provide for additional affordable and workforce housing. An alternative responding to these concerns is summarized below and more fully detailed in Attachment 1.



The alternative proposes to reduce the permitted density in the Southern Section of the study area from RM-32 to RM-16 as originally recommended, but places an overlay on the parcels facing Los Robles in the southern portion of the study area. The overlay would allow 24 units/acre if the additional units are reserved for workforce housing. To ensure that 24 units/acre can be accommodated, RM-32 standards would be applied instead of the underlying RM-16 standards. This solution provides incentives for the creation of workforce

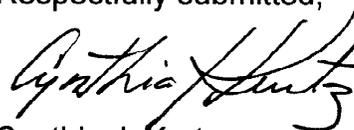
housing but will not trigger density bonuses and waivers that would be required for affordable housing. As with the original recommendation, reducing the density in the underlying zone (to RM-16) may reduce development pressure thus preserving any affordable units that may exist now.

This solution would also allow development on sites with historic buildings up to the RM-16/24 density. The existing code allows for variances from development standards for historic resources. In addition, City of Gardens projects that preserve a historically significant structure, can receive a waiver for up to a 50% reduction to the main garden and some or all of the required architectural elements and modulation requirements. This flexibility provides incentives for preservation of historic buildings rather than demolition and replacement. Further protections could be achieved through landmark designation if the property owner or others were to initiate the designation process.

Staff and the Planning Commission continue to recommend approval of the original zone change, not the alternative. The alternative could change the neighborhood character through development at RM-24 density and does little to address compatibility concerns due to its use of RM-32 standards.

If the Council wishes to approve the alternative overlay, the actions listed in Attachment G must be substituted for the staff recommendations in the Staff Report dated November 07, 2005.

Respectfully submitted,



Cynthia J. Kurtz
City Manager

Attachments:

- A. Explanation and Analysis of Alternative Overlay
- B. Revised Negative Declaration of Environmental Impact
- C. Revised Environmental Initial Study
- D. Revised De Minimis Impact Finding
- E. Revised Notice of Determination
- F. Zoning Map
- G. Actions to Implement the Alternative Overlay