

Agenda Report

TO: CITY COUNCIL
DATE: MAY 15, 2000
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED 21 UNIT APARTMENT HOUSE AT 390 ASHTABULA STREET

RECOMMENDATION

This report is being provided for informational purposes only.

BACKGROUND

This project summary is being presented to the City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community wide significance to the City Council for informational purposes only. The Homes for Life Foundation has submitted a proposal to demolish 4 existing single family homes and build a 21 unit apartment building for low income handicapped residents. The project site is zoned RM-32, and is located on the south side of Ashtabula Street between Los Robles Ave and Garfield Ave.

PROJECT DESCRIPTION

The proposed project site consists of 24,375 square feet and calls for the demolition of four single family residences that were built between 1951 and 1954. The new structure would be a two-story 21 unit affordable housing apartment building for disabled persons. The site is zoned RM-32 and with a 25 percent density bonus the zoning permits a maximum of 23 units. The present zoning designation is consistent with the goals and objectives of the Land Use Element of the General Plan, which designates the site as Medium-High Density Residential and allows for up to 32 units per acre. The proposed project is also supported by the objectives of the 1989 Housing Element of the General Plan.

PPR MEETING SUMMARY

On April 12, 2000 a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

Environmental Review: The project is exempt from CEQA as an affordable housing project under section 15280 lower income housing projects.

Variance/Conditional Use Permit: The project is proposing a number of modifications to the required development standards. The modifications are requested because of the proposed tenants who are persons with disabilities. These items include parking, entrances, garden space and enclosure of the main garden.

Design & Historic Preservation: The project is subject to the City of Gardens Design Standards. Staff will review the project which could be subject to call for review by the Design Commission. The Design Commission acts as decision-maker for this project if it is called for review. Design review will consist of two steps: 1) a preliminary meeting with staff to review the project, discuss the applicable design guidelines, and review the information that is needed for a complete submittal for consolidated design review; 2) Consolidated Design review.

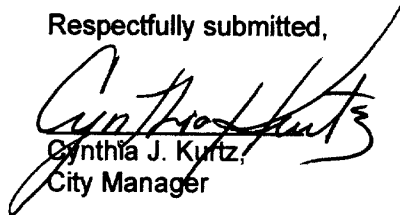
Timeline: The following timeline outlines the major stages in the process:

4/12/00	PPR meeting between applicant and City Representatives.
5/1/00	Applicant files Variance and Public Notice.
5/15/00	PPR report to the City Council as an information item.
6/21/00	Public Hearing before Hearing Officer for Variance.
6/28/00	Decision letter mailed to applicant verifying decision and conditions of approval from the 6/7/00 Hearing Officer Meeting.
6/28/00	Applicant submits for consolidated design review
6/29/00	Final day to appeal Hearing Officer decision
7/07/00	Effective date for the application (assuming no appeal is filed)
7/24/00	Staff presents project to Design Commission with recommendations.

FISCAL IMPACT

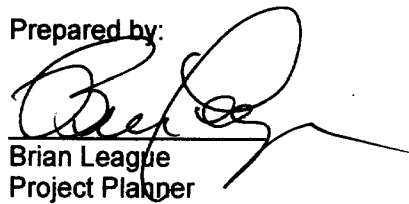
Fees will be required to be paid for the discretionary action required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,



Cynthia J. Kurtz,
City Manager

Prepared by:



Brian League
Project Planner

Approved by:



Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Project Site Plan
2. PPR Comments