

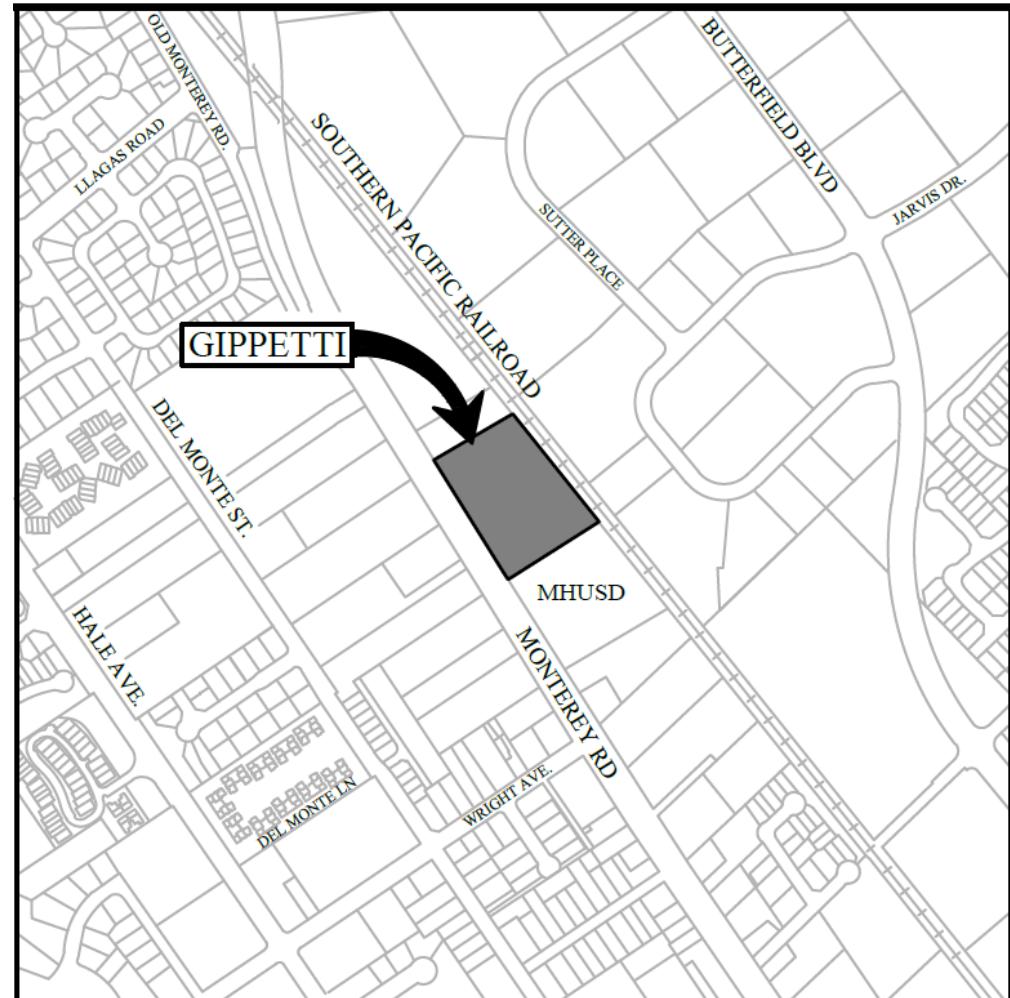
ZA-14-20 / DA-14-09: Monterey-KB Gippetti

Request

Zoning Amendment / Precise Development Plan and Development Agreement to allow the construction of 52 attached and 6 detached residences on a 4.37 acre site located on the east side of Monterey Road

Recommendation

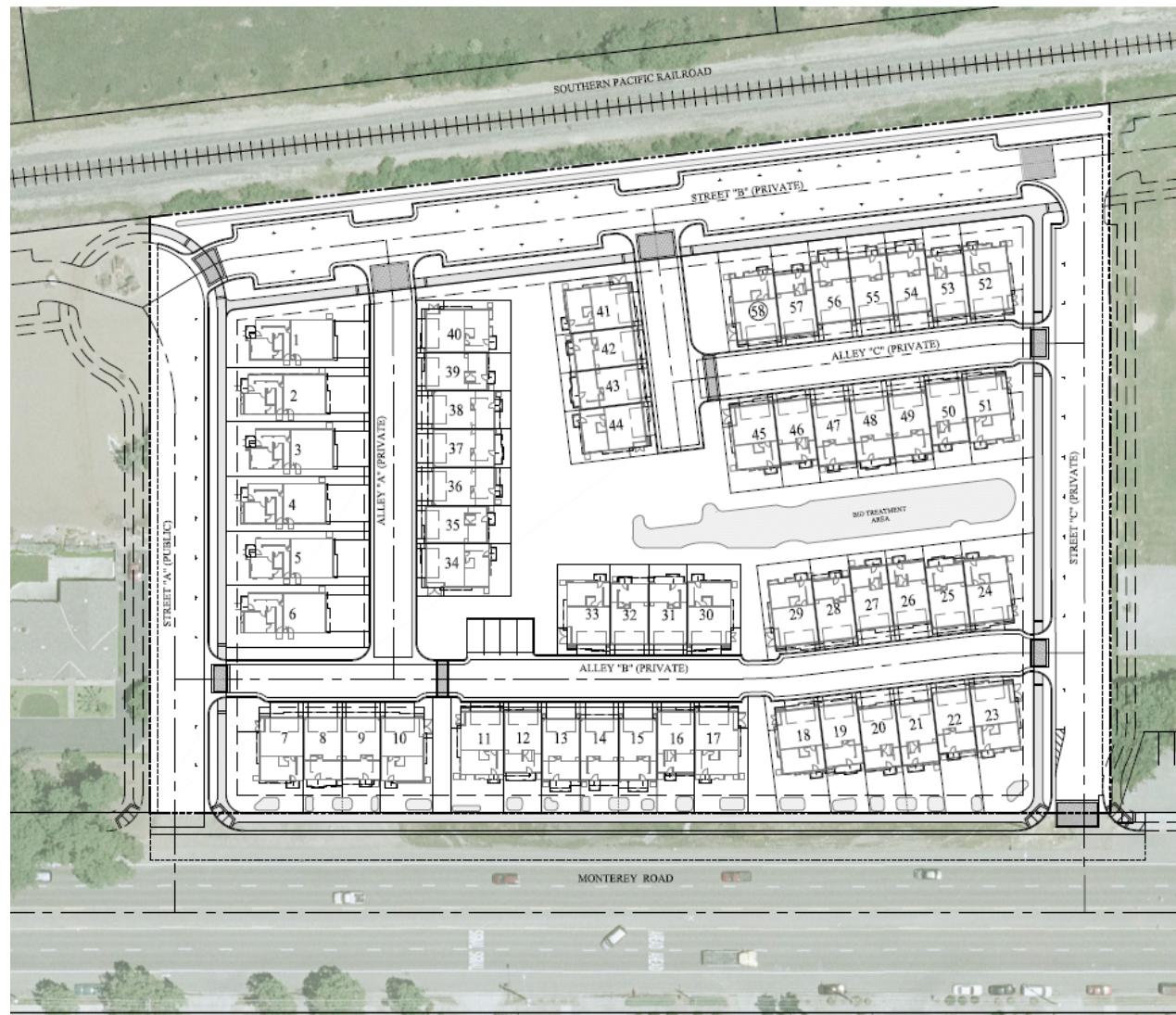
Approval of the Zoning Amendment / Precise Development Plan and Development Agreement



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Project Description

- 58 Dwelling Units:
 - 52 attached.
 - 6 detached.
- 5 Below Market Rate (BMR) units: 5
- Open Space: 0.48 acres
- Project is fully allotted.



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Zoning

Existing Zoning: CL-R Light Commercial/Residential

Proposed Zoning: R-3 Medium Density Residential

Planned Development Overlay District:

Flexibility to provide:

- Additional Open Space.
- Affordable Housing Units.
- Enhanced Site Design.

The building height is in excess of the maximum allowed by the General Plan and the Zoning Ordinance. Heights would need to be reduced without a City approved General Plan Text Amendment (City Council Agenda Item No. 29).

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Development Agreement

- The applicant would like to modify the Development Schedule to reflect a time table that would not require an additional extension to their current allotments.
- This proposed Development Schedule effectively pushes all the applicant's building permit allotments for the FY 15-16 back one year to FY16-17. All the allotments would be in the FY 16-17.
- Without this change in the Development Schedule for FY 15-16, the project would be behind schedule and would likely need an extension of their building allotments next spring.

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Development Agreement – Proposed Schedule

I. SUBDIVISION AND ZONING APPLICATIONS

Applications Filed: 09-02-15

II. SITE REVIEW APPLICATION

Application Filed: 02-30-16

III. FINAL MAP SUBMITTAL

Map, Improvements FY 2015-16 MC-13-12 (26 allocations) 02-04-16

Agreement and Bonds: FY 2016-17 MC-13-12 (26 allocations) 02-04-16

FY 2016-17 MC-14-13 (6 allocations) 02-04-16

IV. BUILDING PERMIT SUBMITTAL

Submit plans to Building FY 2015-16 MC-13-12 (26 allocations) 07-01-16

Division for plan check: FY 2016-17 MC-13-12 (26 allocations) 07-01-16

FY 2016-17 MC-14-13 (6 allocations) 07-01-16

V. BUILDING PERMITS

Obtain Building Permits: FY 2015-16 MC-13-12 (26 allocations) 04-01-17

FY 2016-17 MC-13-12 (26 allocations) 04-01-17

FY 2016-17 MC-14-13 (6 allocations) 04-01-17

VI. COMMENCE CONSTRUCTION:

FY 2015-16 MC-13-12 (26 allocations) 06-30-17

FY 2016-17 MC-13-12 (26 allocations) 06-30-17

FY 2016-17 MC-14-13 (6 allocations) 06-30-17

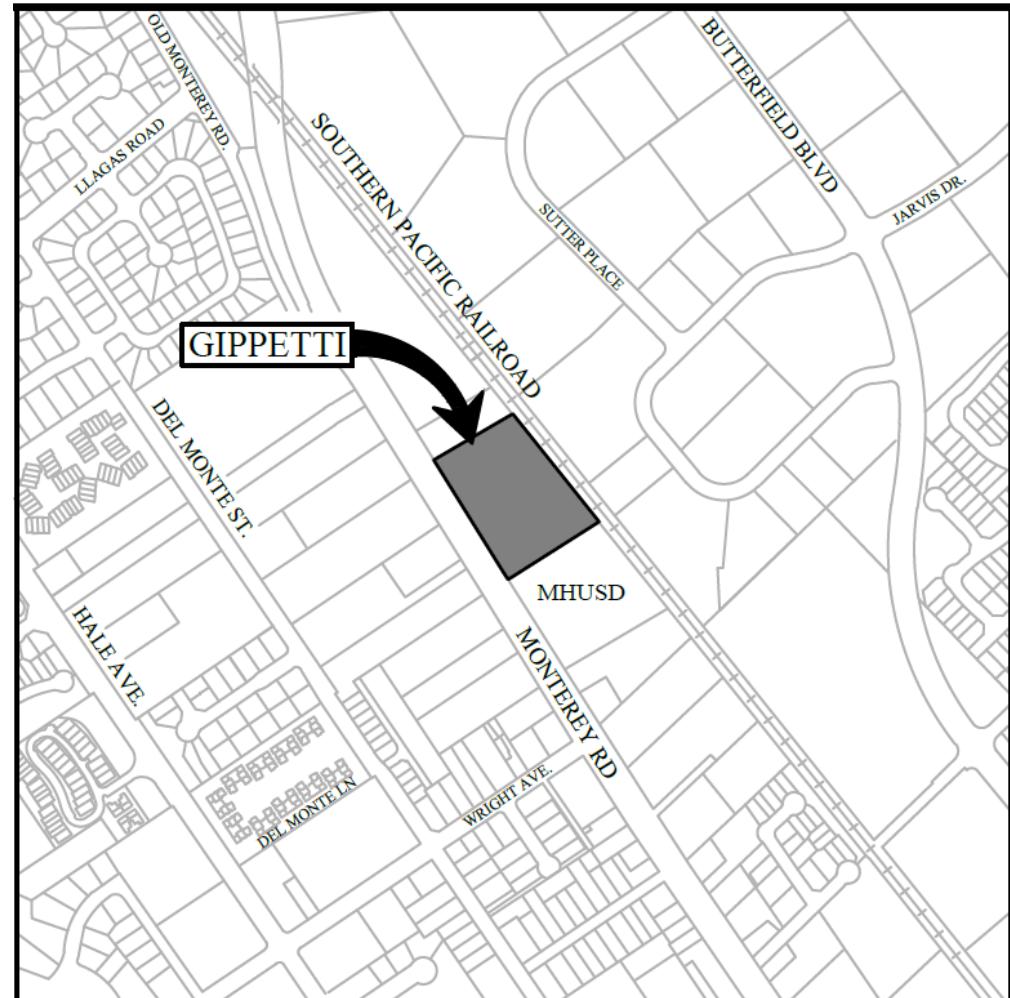
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VICINITY MAP