



Legislation Details

File #: 23-824 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 9/13/2023 **In control:** Planning Commission

On agenda: 10/4/2023 **Final action:** 10/4/2023

Title: SUBJECT: Density Bonus #23-02, initiated by the Richman Group, on behalf of Devonwood 64, LP, property owner. This application involves a request to reduce the minimum parking requirements and concessions for relief from certain Design Standards for Multi-family Dwellings. The reduction in parking requirements and granting of concessions would allow the construction of a 156-unit affordable apartment complex on approximately 5.9 acres of land, generally located on the south side of Devonwood Drive between Loughborough Drive and Austin Avenue.

ACTION: **PLANNING COMMISSION:**
 Recommendation to City Council
 1) Environmental Review #23-30 (Categorical Exemption)
 2) Density Bonus Application #23-02

CITY COUNCIL:
 Approve/Disapprove/Modify
 1) Environmental Review #23-30 (Categorical Exemption)
 2) Density Bonus Application #23-02

SUMMARY
 This is a request to consider Density Bonus #23-02 which would allow a reduction to the minimum parking requirements and concessions for relief from certain Design Standards for Multi-family Dwellings. Approval of the Density Bonus would allow the construction of a 100% affordable apartment complex with 156 units on the south side of Devonwood Drive, between Loughborough Drive and Austin Avenue. Staff is recommending the Planning Commission recommend approval to the City Council. No public hearing is required per state statutes and local ordinances.

RECOMMENDATION
 Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #23-30 (Categorical Exemption) and Density Bonus #23-02 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att A - Draft Planning Commission Res #4123, 2. Att B - California Density Bonus Law 2023, 3. Att C - Location Map, 4. Att D - Site Plan, 5. Att E - Elevations, 6. Att F - Letter - Parking, 7. Att G - Letter - Patios & Balconies, 8. Att H - Notice of Exemption, 9. Att I - Presentation

Date	Ver.	Action By	Action	Result
10/4/2023	1	Planning Commission	recommended for approval	Pass