



Memorandum

TO: Mayor and City Council

FROM: Vice Mayor Cindy Chavez

SUBJECT: SEE BELOW

DATE: December 20, 2006

APPROVED:

DATE:

Dec 20, 2006

SUBJECT: PDC06-071. PLANNED DEVELOPMENT REZONING LOCATED ON SOUTHWESTERLY SIDE OF CAMPBELL AVENUE 950 FEET NORTHWESTERLY OF NEWHALL STREET.

INFORMATION:

The proposed Planned Development Rezoning was deferred from the December 12th, 2006 Council due to Planning Commission's decision to defer consideration of the item until January 2007.

The Planned Development Rezoning, as amended to allow 36 homes, is supported by the community, Council District 6, and myself and should be approved when it comes before council.

The proposed change, as amended, would allow up to 36 single-family, detached homes on a 2.67 acre site (13.48 du/acre). The initial application requested 40 units, raised several significant policy and community concerns, and was recommended for denial by staff. However, the revised 36-home proposal effectively addresses these concerns, is supported by the community, and should be approved.

The issues can be grouped as follows:

- Usable private and common open space – By removing one row of homes, the applicant is able to increase spacing between each row of homes and enlarge the amount of open space available for each unit. The average private open space per unit is 416 sf; with a minimum private open space of 300 sq. ft. In addition, the common open space area has increased from 2100 sq. ft. to 5843 sq. ft. Homeowners will also have access to a public park under construction within 1-block of the site.
- Lack of on-site parking – At 36-homes, the applicant will now have a parking ratio of 2.97 spaces per unit (as compared to 2.7 spaces per unit under the original application). The parking is spread throughout the site, allowing convenient guest access to all the homes.
- Poor interface with existing single-family rear yards at the rear of the subject property – The removal of one-row of homes and limiting the last row of homes to 2-story models, as proposed in the revised plan set, effectively addresses the most significant concern of the community. The change increases the rear set-back from a minimum of 9 feet at the southwest corner of the site, to 20 feet at the same corner. The 2nd floors are stepped back an additional 5 feet. The angle of the rear property line results in set-backs in excess of 30-feet for the 2nd unit, 40-feet for the third, and 50-feet for the fourth. The revised plan set significantly increases the set-backs and protects the privacy of existing homes in the neighborhood.

The applicant, Robson Homes, worked extensively with Councilmember Yeager, myself, and the community to develop a site plan that creates new entry-level homes that will be wonderful addition to the neighborhood.