



staff report

T O: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Art Bashmakian, Director of Planning and Building Services
Rowena Genilo-Concepcion, Planning Manager

SUBJECT: Consideration and possible action of making an appointment to the Specific Plan No. 6 (Garden House Project) Development Review Committee (DRC).

DATE: August 8, 2016

RECOMMENDATION TO CITY COUNCIL

- 1) Designate a representative to serve on the Specific Plan No. 6 (Garden House Project) Development Review Committee (DRC) on an “as-needed” basis; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None.

DISCUSSION

On April 25, 2016, the City Council approved Specific Plan No. 6 (Specific Plan) for the property located at 10030, 10106, and 10108 Ramona Street. Specific Plan No. 6 addressed the development of the “Garden House” Project; a 24 single-family attached residential development with a “live/work” component. The Specific Plan established allowable uses, development standards, design guidelines, and an implementation plan including an expedited development review process where a Development Review Committee (DRC) evaluates the proposed development.

The DRC is tasked to review and approve all development and design plans and operations of the uses within the Specific Plan area including: allowable uses and activities, site plans, building elevations, landscaping plans, floor plans (as it relates to use of space and its effect on parking), permanent and temporary uses and activities, and hours and method of operations. In addition, the DRC can establish conditions of approval (as appropriate) with its approval. The DRC membership is as follows:

- a. A representative of the City Council;
- b. A representative of the Planning Commission (appointment completed on July 18, 2016);
- c. The Director of Planning (or designee);
- d. The City Engineer; and
- e. The Building Official (or designee).

The DRC would meet on an “as-needed” basis in order to evaluate and approve a specific project presented by a developer.