DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE: JULY 2, 2014

TO: Chair Imboden and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Anne Fox, Contract Staff Planner

SUBJECT: DRC No. 4720-13 - The Olson Company Townhomes on Washington Avenue

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SUMMARY

This Agenda Item was continued from the Design Review Committee meeting of June 18, 2014 upon request of the applicant, The Olson Company. The DRC motion to continue was for a date certain of July 2, 2014. The DRC should reference the entirety of the June 18, 2014 Agenda Item Staff Report, including all its Attachments (Nos. 1 through 9), which immediately follows this cover Agenda Item Staff Report. No modifications to the project plans, exhibits or environmental documentation have been made since the June 18, 2014 meeting distribution of those materials.

The applicant proposes to construct 58 new townhomes, utilizing a Spanish (Monterey and Colonial) architectural style for each of the three to six unit buildings, on a vacant 4.02 net-acre triangular-shaped parcel located on the south side of Washington Avenue, opposite its intersection with Hamlin Street. The proposal also includes a comprehensive landscape plan, private on-site recreational amenities and a private street system. In order to construct the proposed development, the project application also includes a request to change the zoning on the project site to remove the single-story overlay, the subdivision of the site for condominium purposes, variance from certain setbacks, an overall site layout and an analysis of the potential environmental effects.

RECOMMENDED ACTION – RECOMMENDATION TO PLANNING COMMISSION

Staff is requesting that the Design Review Committee (DRC) recommend approval of the project and its environmental determination to the Planning Commission.

ATTACHMENTS

June 18, 2014 Agenda Item Staff Report including Attachments Nos. 1 through 9

cc: Doris Nguyen
The Olson Company
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