

## PROJECT DESCRIPTION

This is an application for a General Plan land use change and Zone Designation change to allow residential development on the three contiguous parcels at 911 First Street (Referred to hereafter as “the Site”). The Site currently has a General Plan Use Designation of CC, Community Commercial, and is zoned SPA-7, Specific Plan Area-7. The applicant is requesting a change to a General Plan use designation of HD, High Density, and a zone change to R-P, Residential-Professional. These redesignations will allow the construction of a proposed 12-unit condominium development and recordation of a subdivision tract map, with approval of the City.

### Background of the Site

The Site is a fenced, paved lot on First Street, immediately west of the Frontier Switching Facility. The lots immediately north are zoned R-1, and the lots to the east and south are zoned R-P. The applicant purchased the Site in March 2017, and it is currently vacant. The Site was used as car storage for the Land Rover dealership located across First Street, until the dealership relocated in 2016.



 SPA SPECIFIC PLAN AREA (COMMERCIAL USES)

Frontier Switching Facility



## General Plan and Zoning designation

The applicant believes that the Site is best suited for residential use in light of its proximity to other residences and its isolation from PCH. Infill residential development would create a buffer for the existing residences and assist the City in meeting the housing development goals set by the State.

## Current Permitted Uses

Section 17.38.300 of the Zoning Code permits the Site to be used for:

- commercial uses otherwise permitted in the C-3 commercial zone;
- emergency shelters; and
- single room occupancy facilities.

*See* Sec. 17.38.300(A), (D), (F), and (G).

The Frontier facility on First Street and PCH acts as a visual and physical barrier that limits the viability of any retail businesses on the Site. The monolithic Frontier building signals pedestrians that the area is dedicated to utility use and discourages foot traffic east on First Street. While an office use would not necessarily be subject to the same disadvantages, market conditions do not favor the development of an office building on the Site. Across the street from the Site is a commercial condominium development that began construction prior to the applicant's purchase of the Site and remains far from completion, indicating poor market conditions for this use.

Other than commercial uses, the zoning code currently allows the Site to be used as an emergency shelter or single-room occupancy facility. Neither of these uses is optimal for the Site or its neighbors.

## Residential Use Is Consistent with the Neighborhood

The Site is surrounded on three sides by single-family and multifamily residential dwellings. While the latest General Plan change did not modify the use designation of the Site, the General Plan does encourage higher density housing as a transition between commercial and residential housing. Residential condominiums on the Site would provide a transition from the Frontier Facility to the existing residences on First Street. A residential presence on the Site also would increase the overall safety in the immediate area.

## Project Design

The applicant proposes to build 12 attached condominium units in four separate buildings running north-south on the property. The buildings will be separated by a common two-way driveway in the center of the property. The side/rear yards are primarily green space, which offers an attractive view to neighboring properties. In addition, the buildings will be spaced to create an 18-foot view/light corridor for the property to the east. The location of the driveway between the buildings minimizes the neighbors' view of parking areas.

Each of the 12 units will have 3 bedrooms and 2 bathrooms and will range from 1,517 to 1,807 sq. ft. Each unit will have three floors, a roof deck, and an enclosed two-car garage. There will be 8 shared guest parking spaces that will be open.

## Pre-Submittal Community Outreach

In March 2019, the applicant invited community members to two meetings on the Site to introduce the concept of a residential development and hear questions and concerns. The applicant held meetings with members of the community on Saturday, March 9, at 9:30 a.m., and Wednesday, March 15, at 5:30 p.m. Owners and occupants of residences within 200' of the property were notified of the meeting dates and times by mail, one week before the first scheduled meeting. Attached to this project description is a copy of the notice, which included the applicant's phone number and email address as an alternative means of contacting him about the project.

Approximately 15 residents attended the meetings. Many attendees were glad to hear that the vacant parking lots would be replaced by an attractive development. The potential impact on street parking was the primary concern voiced by attendees. Many residents use street parking spaces to park their cars overnight. The applicant has taken this concern into account and proposed two more guest spaces than are required. In addition, recorded Covenants, Conditions and Restrictions (CC&R's) and City code would require residents of the new condominiums to use their garages for parking, so that street parking will not be impacted. The proposed consolidation of the two existing curb cuts will preserve the existing number of on-street parking spaces.