

# Attachment C

## REPORT OF PLANNING COMMISSION ACTION April 5, 2018

|                 |  |
|-----------------|--|
| ITEM NO: 16     |  |
|                 | DISTRICT NO.: 4  |
| SUBJECT:        |  |
| Application #:  | Z-5-18-4   |
| Location:       | Approximately 410 feet east of the southeast corner of 17th Avenue and Colter Street |
| Request:        | From: R-3 To: WU Code T4:3 Solano<br>Acreage: 0.77                                   |
| Proposal:       | Single-family attached residential   |
| Applicant:      | Doug McCord, Architectural Resources Team  |
| Owner:          | Caroline Cancel, NHSP Holdings, LLC  |
| Representative: | Caroline Cancel, NHSP Holdings, LLC  |

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Alhambra** 3/27/2018 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, as recommended by the Alhambra Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Shank made a MOTION to approve Z-5-18-4, as recommended by the Alhambra Village Planning Committee.

Maker: Shank  
Second: Glenn  
Vote: 6-0  
Absent: Johnson, Heck  
Opposition Present: No

### **Findings:**

1. The request is consistent with the surrounding entitlements and land uses.
2. The proposed density is supported as the site is within one half-mile of light rail transit.
3. The proposal to develop the site with the Single-Family Attached development option is consistent with the vision of the land use opportunities depicted in the Solano TOD District Policy Plan.

Stipulations:

1. The developer shall work with the Planning and Development Department to determine a type of tree for the Colter Street street-frontage that will not conflict with the overhead utilities, but will also provide the shade required by the Walkable Urban Code.
2. A minimum of two inverted-U bicycle racks for guests shall be provided on site and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.