

Omaha Way Homes Appeal

PLN2021-00258/PLN2018-00192

City Council Hearing – April 20, 2021



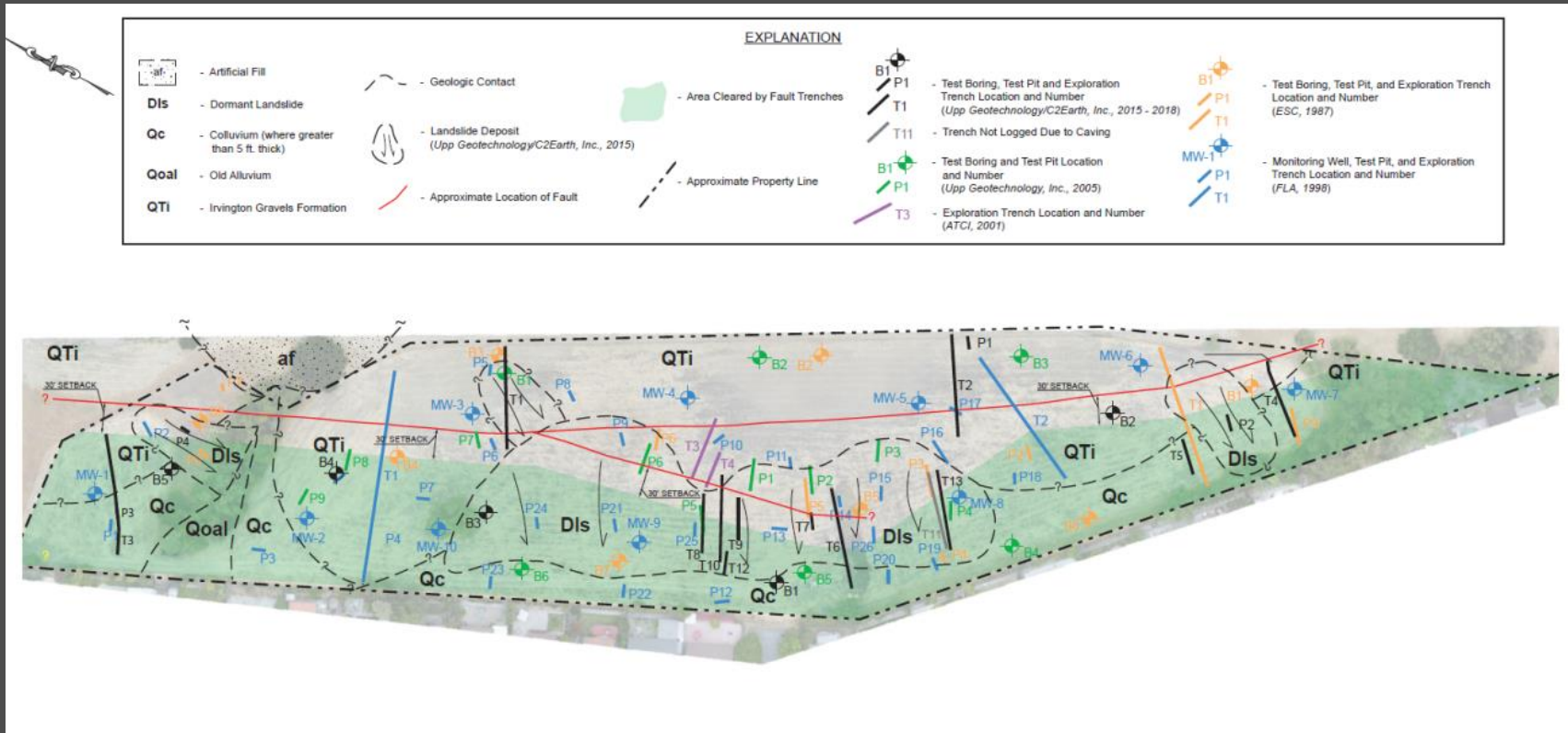
Project Site



General Plan: Low Density Residential
Zoning: (P) Planned District



Site Constraints



Project Design



Basis of Design (R-1-6)

Home sizes: 2,181 – 3,106 square feet (Average: 2,630 square feet)

R-1-6 Compliance

- Lot size (6,000 square feet)
- Side yard setbacks (5'/12'; 6'/15')
- Rear yard setback (25')
- Lot Coverage (40%)
- Second Story (1,000 square feet; 50%)
- Parking (two-car garage)

Small-Lot Exceptions

- Lot Width (52' – 86')
Seven of 13 lots conforming w/ R-1-6 zone's 55' (interior lot) and 65' (corner lot) standards; 63' average
- Front yard setback (11.2' – 22')
Seven of 13 lots conforming w/ R-1-6 zone's 20' standard; 18' average

Architecture



Architecture (continued)



CEQA

- Initial Study prepared for the project.
- Analysis identified potentially significant impacts to Air Quality; Geology, Soils, and Seismicity; and Greenhouse Gas emissions would result from the project.
- Mitigation measures were identified that would reduce these potentially significant impacts to a level less than significant.
- Initial Study and Mitigated Negative Declaration circulated between Sept. 17, 2020 – October 7, 2020.
- Save Omaha Way Hills letter received October 7, 2020.
- Applicant response received December 2020/January 2021.

Planning Commission Hearing

- Planning Commission public hearing on February 11, 2021.
- Nine public speakers – Seven opposed to the project, two in favor of the project.
- Motion to deny the project passed 6-1.
- Applicant appeal filed on February 18, 2021.
- No project changes since the Planning Commission hearing.

Appeal Considerations

- Project reflects a thorough understanding of the site.
- Mitigates all project impacts to the environment – and all environmental impacts to potential future residents – to levels less than significant and/or below established thresholds.
- Implements the GP in a relatively low-intensity way.
- Senate Bill 330 (Housing Crisis Act).

Staff Recommendation

Recommend that the City Council:

- Adopt the proposed Mitigated Negative Declaration, finding that it is complete and adequate for the proposed project;
- Adopt the Resolution granting the Appeal; and
- Approve the project and its various entitlements, including an Ordinance rezoning the site to Preliminary and Precise Planned District P-2018-192.

Questions?

