



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** RYAN FOSTER, ASSOCIATE PLANNER

**SUBJECT:** REVIEW OF CONDITIONAL USE PERMIT 10-003; SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET

**DATE:** AUGUST 2, 2010

### RECOMMENDATION:

It is recommended the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Planning Commission.

### LOCATION:



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**BACKGROUND:**

The project site consists of two (2) parcels and is part of the Berry Gardens Specific Plan (BGSP), identified in the Plan as Subareas 3 and 4.

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision (California Environmental Resources Evaluation System [CERES], 1998).

The BGSP was amended in 2005 to establish development standards for Subareas 3 and 4, consisting of commercial development of the front (northernmost) 2/3 of the project site (Subarea 3) and multi-family residential development of the back (southernmost) 1/3 of the project site (Subarea 4).

The Architectural Review Committee (ARC) reviewed plans for an amendment to the Berry Gardens Specific Plan (BGSP), tentative parcel map and conditional use permit relating to proposed commercial development of Subarea 3 of Berry Gardens at its meeting of July 6, 2010. This conditional use permit relates to proposed residential development of Subarea 4 of Berry Gardens.

**ANALYSIS OF ISSUES:**

The proposed conditional use permit will develop Subarea 4 with thirty-six (36) affordable apartment units – 4 one-bedroom units, 16 two-bedroom units and 16 three-bedroom units. The following table compares the proposed buildings to the current/proposed development standards for Subarea 4 in the Berry Gardens Specific Plan (BGSP) (inconsistencies are shown in **bold**):

<b>Development Standard</b>	<b>Requirement</b>	<b>Proposed</b>
Front yard setback	10'	~55'
Rear yard setback	20' for dwelling unit, 3' for covered parking	<b>10'</b>
Interior side yard setback	10' for dwelling unit, 3' for covered parking	56'
Street side yard setback	10' for single-story, 15' for two-story	<b>10' (two-story)</b>
Lot coverage	50%	25%
Building height	35'	<b>40'</b>

As illustrated above, the proposed plans are inconsistent with current/proposed development standards for rear yard setbacks, street side yard setbacks and building height. The Architectural Review Committee (ARC) should include in its recommendation whether it is more desirable to further amend the BGSP to

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accommodate the proposed plans, or revise the plans to be consistent with the BGSP as currently proposed.

Architectural Character

The proposed buildings have been designed to complement existing single-family homes in the surrounding neighborhood through the use of various architectural details and materials. A materials and colors board will be provided at the meeting.

Landscaping

The proposed landscape plan includes both perimeter and interior trees and screening/ground cover plant material. Common open space is provided along the interior of the site.

Attachments:

1. Project plans