



**DATE:** June 11, 2019

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** 1720 Villa Street Residential Project  
(Second Reading)

### **RECOMMENDATION**

Adopt an Ordinance Approving a Zoning Map Amendment for the Properties Located at 1696-1758 Villa Street from the R3-2 (Multiple-Family Residential) and R1 (Single-Family Residential) Districts to the P-17 (Villa-Mariposa) Precise Plan. (First reading: 7-0)

### **SUMMARY**

On June 4, 2019, the City Council approved a project which includes a Zoning Map Amendment to allow rezoning from the R3-2 (Multiple-Family Residential) and R1 (Single-Family Residential) Districts to the P-17 (Villa-Mariposa) Precise Plan, a General Plan Map Amendment from Medium-Density Residential and Low-Density Residential to High-Density Residential, an amendment to the P-17 (Villa-Mariposa) Precise Plan, a Planned Community Permit and Development Review Permit to construct a 226-unit apartment complex with two levels of below-grade parking, the provision of 15 percent affordable housing units on-site in perpetuity, and to dedicate a 0.40-acre public park to replace a 16-unit apartment building and three single-family homes, and a Heritage Tree Removal Permit to remove 26 Heritage trees on a 3.29-acre site, a Parcel Map to create two lots, and a determination that the project has prepared an Environmental Impact Report (EIR) pursuant to the CEQA Guidelines.

The Council approved the project by a 7-0 vote. This is the second reading of the ordinance approving the Zoning Map Amendment (see Attachment 1). If approved, the Zoning Map Amendment will become effective on July 11, 2019.

**FISCAL IMPACT** – None.

**PUBLIC NOTICING**

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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Attachment: 1. Ordinance