



Legislation Details (With Text)

File #: 22-051PL **Version:** 1 **Name:** PL - 712 Baker St
Type: PL-Agenda Item **Status:** Approved
File created: 8/24/2022 **In control:** Planning Commission
On agenda: 9/1/2022 **Final action:** 9/1/2022

Title: Recommend that the City Council adopt a resolution certifying the River Park Residential Project Environmental Impact Report (EIR-07-20, SCH#2021020492);

Recommend that the City Council adopt an ordinance approving a Zone Change (ZCHG20-002) from CS, CS (H), and R-1-N to RP-15 and RP-15 (H);

Recommend that the City Council approve Site Plan Review (SPR20-007) for construction of a new residential Planned Unit Development of 226 dwelling units consisting of 74 two-story detached single-family homes on small condominium lots, 99 two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4-acre development site, with a park to be developed on the remaining 4.81 acres of the property;

Recommend that the City Council approve Vesting Tentative Tract Map No. 82712 (VTTM20-002) to create one master ground lot and 226 airspace lots, on a 20.4-acre development site;

Recommend that the City Council adopt an ordinance approving a Development Agreement (DA20-001) between the City and Integral Communities, LLC; and,

Recommend that the City Council adopt a General Plan Conformity Certification (GPC21-003) for the vacation of 1) Baker Street between Golden Avenue and the western edge of the project site, and 2) portions of unused right-of-way on Wardlow Road adjacent to the project site. (District 7)

Sponsors: Planning Commission

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Attachment A - Location Map, 3. Attachment B - Site Aerial Photo, 4. Attachment C - Plans, 5. Attachment D - Zone Change Map, 6. Attachment E - Findings, 7. Attachment F - Conditions of Approval, 8. Attachment G - VTTM No 82712, 9. Attachment H - Development Agreement Text, 10. Attachment I - Project EIR and Attachments, 11. Letter of Support, 12. Public Comment, 13. Written Responses to Public Comment, 14. Additional Public Comment, 15. Additional Public Comment 2, 16. Additional Public Comment 3, 17. Additional Public Comment 4, 18. Additional Public Comment 5, 19. Additional Public Comment 6, 20. Additional Public Comment 7, 21. Additional Public Comment 8, 22. Additional Public Comment (via Zoom Chat), 23. Staff Presentation, 24. Applicant Presentation

Date	Ver.	Action By	Action	Result
9/1/2022	1	Planning Commission	approve recommendation	Pass

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Approve recommendation.