



Memorandum

DATE: January 22, 2007

TO: Planning Commission

FROM: Joe Tovar, PADS Director
Steve Cohn, Senior Planner
Steve Szafran, Planner II

RE: James Alan Salon Rezone Recommendation

Following the January 4 Commission meeting, staff reviewed the facts and policies as detailed in the James Alan Salon staff report, together with the testimony and Commission discussion at the Public Hearing. We concluded that the rationale for staff's original recommendation remains valid, and we recommend a CB zoning designation for this site.

At the same time, staff agrees with the applicant that commercially zoned sites within a short walk of Aurora Avenue shouldn't necessarily be limited to a maximum density of 48 dus/acre. Since Aurora has frequent bus service and is likely to be redeveloped with more businesses that serve the community, it makes sense to consider increased housing density on sites such as the one proposed for this rezone. Rather than rezoning this site to RB which staff believes is too intense of a zoning district, staff suggests a more comprehensive approach--one that permits greater residential densities in CB-zoned sites that fit certain criteria. Therefore, within the next few weeks, staff will initiate an amendment to modify the Development Code and permit greater residential densities on CB zoned properties between approximately Fremont and Ashworth Avenues.

In recent months, staff reviewed a number of Development Code regulations in light of this and other recent proposals. Our review suggests that the development standards section of the code merits additional analysis and assessment.

This year staff will suggest changes that will be relatively limited in scope. In the next couple of years, however; staff and the Commission may want to undertake a more comprehensive review of portions of zoning regulations and development standards section of the code to respond to the changing nature of the development market.

There are two additional items about the February 1 meeting that we want to mention:

- The City Attorney will be joining the Commission that evening to provide clarification regarding the concept of placing conditions on quasi-judicial rezone applications.
- Beginning this week, staff is implementing a new format for staff reports dealing with quasi-judicial matters. The James Alan Salon report is written in a form that provides draft “Findings, Conclusions, and Recommendations”. It is our expectation that the Commission will review and, if appropriate, modify the draft during its discussion. At the conclusion of the meeting, the Commission will have a document reflecting its findings that can be forwarded to the City Council..

Please contact staff prior to the meeting if you have questions about staff’s recommendation or the “new look” staff report.