

Planning and Economic Development Commission

Agenda Action Sheet

Title: Public hearing and consideration of a Use Permit (UPA) and Design Review (DR) application for a proposed six-unit, multi-family residential apartment project located at 377 Manzanita Road. A Use Permit is required because the application includes a request for a density bonus pursuant to the Town's Density Bonus Ordinance. The project is reviewed under Application nos. UPA 20-002 and DR 20-004 and is categorically exempt from CEQA pursuant to Guidelines §15332, In-Fill Development Projects. Applicant/ Property Owner: Steven Selcer

Commission Meeting Date: 2/9/2022

Prepared by: Kim Cooke, Associate Planner

Recommended Motion: Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA, Municipal Code findings, and approving Use Permit Application #UPA 20-002 and Design Review Application #DR 20-004 with conditions as recommended by staff or with modifications.

Summary: The project is comprised of a single, three-story building with understructure parking, exterior stair access, and elevator access. Each apartment unit has three bedrooms, one and ½ bathrooms, an office and two enclosed parking spaces provided in a tandem configuration. The site provides three exterior guest parking spaces and two additional enclosed parking spaces. Several concessions related to applicable development standards are requested as allowed pursuant to the Town Density Bonus Ordinance.