

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of Use Permit 24-003, Major Design Review 24-006 and Adjustment 25-005 for a six-unit, multi-family residential apartment project subject to the Town's Density Bonus Ordinance located at 54 Mono Street. The project is categorically exempt fr

Commission Meeting Date: 8/13/2025

Prepared by: Gina Montecallo, Assistant Planner

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Use Permit 24-003, Major Design Review 24-006 and Adjustment 25-005 with conditions as recommended by staff.

Summary: The proposed project consists of a six (6) unit multi-family residential apartment project located within the Residential Multi-Family 1 (RMF-1) zoning district at 54 Mono Street. The project features one level of understructure parking for seven vehicles and an exterior parking area for three vehicles. The application includes a density bonus request to permit double density on the site for three additional dwelling units through the Town's Density Bonus Ordinance. The density bonus request requires a minimum of three of the six units to be deed restricted for workforce housing; however, the applicant has agreed to deed restrict all six of the units for workforce housing in exchange for four concessions (*1 automatic concession and 3 additional concessions*) to the applicable development standards as allowed pursuant to the Density Bonus Ordinance. The requested concessions include: (1) an increase in the allowable lot coverage from 50% to 60%; (2) a 20% reduction in the rear and side yard setbacks; (3) the reduction of one guest parking space to allow for a total of two guest parking spaces; and (4) waive the requirement to provide 60 square feet of private outdoor open space for each dwelling unit.