



# COMMUNITY DEVELOPMENT DEPARTMENT

Council Meeting Date: January 13, 2004

Staff Report #: 04-014

**Study Session: Discussion of a Potential Development Project Located at 550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane**

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This is a study session item and no action will be taken at this time.

## ANALYSIS

The O'Brien Group has requested a study session with the City Council to present a potential development project located at 550 to 580 Oak Grove Avenue and 540 to 570 Derry Lane as described in the attached letter. Based on Council feedback, the applicant would begin to work with staff on the specifics of the necessary applications, which would likely include the following:

- General Plan and Zoning Ordinance/Map Amendments to allow a mixed use development comprised of commercial (retail and office uses) and high density residential;
- Subdivision map to assemble the parcels;
- Abandonment of Derry Lane, a public street, and abandonment of the Garwood Way Plan Line, which would extend Garwood Way from Glenwood Avenue to Oak Grove Avenue as a public street. (The proposal would extend Garwood Way as a private street);
- Architectural review of the proposed buildings;
- Environmental review of the project.

## IMPACT ON CITY RESOURCES

The applicant would bear the entire cost of the environmental review. In addition, the applicant is required to pay planning permit fees, based on the Master Fee Schedule, to cover the cost of staff time spent on the review of the project.

## POLICY ISSUES

The proposed project would require changes to the City's General Plan and Zoning Ordinance, and the changes would be subject to analysis during the development review process. The City Council has identified the subject properties for study as high density residential in the Housing Element Environmental Impact Report (EIR).

## **ENVIRONMENTAL REVIEW**

Based on the conceptual project proposal, the project would require the preparation of an EIR.

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Report Author

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Community Development Director

**PUBLIC NOTICE:** Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting.

## **ATTACHMENTS**

A. Letter from the O'Brien Group dated January 6, 2004

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