



MAIN PRIVATE LANE ELEVATION



2436 Washington Ave – 2450 Washington Ave
Development Agreement Extension - PLN21-0001

BACKGROUND

In November and December 2011, the City Council approved the 66-unit 2450 Washington Ave. multi-family residential project through Resolutions No. 2011-192 and 2011-193, and Ordinance No. 2011-013.

The Project's approved Development Agreement has an initial 10-year term, expiring on January 4, 2022, which may be extended for one additional 5-year term.

PROPOSAL

The Applicant (Wm. Mathews, Inc.) is requesting to Amend the Development Agreement (DA) in two respects: (1) to exercise the 5-year term extension and (2) to modify the DA by deleting Section 2.10

The Development Agreement identifies the Project as rental housing. Section 2.10 of the DA prohibits a for-sale condominium project - this provision may be amended through approval by the City Council.

The Development Agreement and Vesting Tentative Tract Map would be extended to January 4, 2027.

SUMMARY

Government Code Section 66452.6 provides that a Vesting Tentative Tract Map subject to a DA may be extended for the period of time provided by the DA, but not beyond the duration of the DA.

This amendment is consistent with the approved subdivision and City requirements and does not alter the design or layout of the subdivision or result in any land use changes to the subdivision

Standard noticing included 500-foot radius mailing to property owners; notice postings on-site & City Hall and newspaper ad.

CEQA

Categorically exempt per CEQA Guidelines, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment.

In 2011, the City prepared an Initial Study, a Mitigated Negative Declaration and a Mitigation Monitoring Reporting Program consistent with the CEQA, Public Resources Code, Sections 21000, et seq. and CEQA Guidelines, which was approved by City Council on November 21, 2011 by Resolution No. 2011-192

RECOMMENDATION

The Planning Commission recommended City Council approval by a 6-0 decision on July 1, 2021.

Adopt an Ordinance extending the term of the Development Agreement by an additional 5 years, to expire on January 4, 2027.