Attachment A

Study Issue Paper

NUMBER CDD-29

PROPOSED COUNCIL STUDY ISSUE

For Calendar Year: 2005

New X

Previous Year (below line/defer) _____

Issue: Extending Approval of Wright Avenue Single Story Combining District

Lead Department: Community Development Department

General Plan Element or Sub-Element: Land Use and Transportation Element

1. What are the key elements of the issue? What precipitated it?

In July 2001, the City Council approved a Single-Story Combining District for 54 lots in the vicinity of Wright Avenue and Edmonton Avenue (Tract 1910). The combining district was requested by the affected property owners. Per the city's zoning code, a single-story combining district is in effect for seven years after the date of approval.

This study issue would consider initiating an extension of this particular combining district on behalf of the neighbors. Municipal Code section 19.26.200(d)(1) states that an application to establish a single-story combining district shall be initiated by owners of property within the proposed district. Municipal Code section 19.26.200 (c) states that upon expiration of a single-story combining district, property owners within the district may apply for another single-story combining district, following the same procedures as for an original application. The seven year limit recognized that changes in home ownership might result in a majority of homeowners no longer desiring such a restriction on their property. The code does not make provisions for the City Council to initiate consideration of a single-story combining district.

2. How does this relate to the General Plan or existing City Policy?

Land Use and Transportation Element C1.1

Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own individual character, and allow change consistent with reinforcing positive neighborhood values.

Community Design Sub-Element A.2.b

Continue to maintain and develop zoning standards which preserve the quality of residential neighborhoods.

3. Origin of issue:

Council Member(s): Howe, Hamilton, Swegles

General Plan: _____

City Staff: _____

Board or Commission (identify name of the advisory body from the list below): _____

(Arts, Building of Code Appeals, BPAC, Child Care, Heritage, Housing and Human Services, Library, Parks and Recreation, Personnel and Planning)

Board or Commission ranked this study issue _____ of _____

Board or Commission ranking comments:

4. Multiple Year Project? Yes___ No X Expected Year Completed 2005

5. Estimated work hours for completion of the study issue (use 5 or 8-hour increments):

(a) Estimated work hours from the lead department 200

(b)Estimated work hours from consultant(s) if applicable: _____

(c)Estimated work hours from the City Attorney's Office: 40

(d)Estimated work hours from Finance: _____

(e)Estimated work hours from other department(s):

Department: _____ _____

Department: _____ _____

Department: _____ _____

Total Estimated Hours: 240

6. Expected participation involved in the study issue process?

(a) Does Council need to approve a work plan? **Yes ___ No** X

(b) Does this issue require review by a Board/Commission? If so, please list below: **Yes** X **No ___**

Planning Commission

(c) Is a Council Study Session anticipated? **Yes___ No X**

(d) What is the public participation process?

In addition to the standard procedures for giving public notice for Planning Commission and City Council hearings, outreach will be conducted to members of the Wright Avenue single-story combining district.

7. Cost of Study: Please mark appropriate item below.

X Costs covered in operating budget – 242 Community Planning

___ Costs covered by project - N/A

___ Budget modification needed for study – N/A

Explain below what the additional funding will be used for:

8. Potential fiscal impact to implement recommendations in the Study approved by Council, if any:

Mark a range for the items below:	$500 or none	$50K or less	$51K - $100K	$101K - $500K	$501K or more
Capital expenditure range	X				
Operating expenditure range		X			
New revenues/savings range	X				

Explain impact briefly: Normally a single-story combining district request would be accompanied by an application fee. If the neighborhood initiated this application the fee would be $100 per property (2004-2005 fee), or $4,180 for the Wright/Edmonton neighborhood.

9. Staff Recommendation for this calendar year:

"For" Study ___ Explain:

"Against" Study _X_ Explain. If staff suggests that this study should not be considered again in the future or deferred at this time, please include this in your explanation:

Extending the Single Story zoning combining district prior to the seven year limit is in conflict with the zoning code. If the underlying concern is that the rezoning application is too expensive, the Council could consider reducing or eliminating the fee (understanding that this is an impact to the operating budget for development services). If the underlying concern is that in seven years new neighbors may want to eliminate the one-story restriction the council may want to consider either a modification to the code to change the time frame (including eliminating the sunset provision) or maintaining the current code to allow residents to participate in the discussion of the desirability of the restriction.

No Recommendation ___

Note: If staff's recommendation is "for study" or "against study", the Director should note the relative importance of this Study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

_____ _____

Department Director ***Date***

Approved by

_____ _____

City Manager ***Date***