



June 9, 2016

Fred Brillman
Newport 2015, LLC
19 Desert Highlands Dr.
Henderson, NV 89052

SENT VIA EMAIL

RE: Preliminary Review
Newport - 34

Dear Mr. Brillman:

The Planning Department received your application for an affordable housing development consisting of 34 single family homes with common amenities across two non-contiguous sites (Newport - 34). The project is located within Specific Plan Area 87-26 which requires all residential developments to comply with the development standards and requirements of the R2 (Multiple Family Residential) zoning district.

You had requested that staff conduct a preliminary review of your application package prior to submitting all required plans and documents as outlined in the Application Requirement Matrix. In an effort to expedite the entitlement process and minimize your time and costs associated with producing multiple copies of submittal sets and other documents, we have completed that review.

Unfortunately, there are a number of significant issues that have been discovered during the review. First, your application includes a request for a Planned Unit Development (PUD). A PUD is intended for the comprehensive planned development of contiguous properties and may only be accompanied by one tentative map. Your application includes two tentative maps (not phased), one for each site.

Secondly, the Specific Plan (87-26) requires that each site comply with the development standards of the R2 zoning district. Therefore, they must also comply with the RM (Medium Density Residential) designation of the General Plan which permits a maximum density of 10 dwelling units per acre. The project as proposed exceeds this density. Additionally, many of the standards used for this project were those intended for a multiple family dwelling project. This project only proposes single family homes and must use the one-family dwelling standards (e.g. each lot must be a minimum of 4,000 square feet).

In addition, you have requested a density bonus in accordance with California Government Code Section 65915 (State Density Bonus Law). As stated in subdivision (f) of this section, "density bonus means a density increase over the otherwise maximum allowable residential density as of the date of the application". Therefore, any density bonus will be determined on the maximum density allowed under the RM General Plan designation (10 du/ac). Moreover, to make that determination, you will need to provide on the plans the total units permitted under the RM designation, the total density bonus units and clearly state the basis for awarding such units.

Also, you have requested a number of incentives or concessions and waiver or reduction of development standards. This request shall be accompanied by the rationale and supporting information, sufficient to demonstrate the specific requests are necessary to make the affordable units feasible and/or physically preclude the construction of the development (subdivision d and e).

Finally, subdivision (l) of Section 65915 states "...does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements". Therefore, your request for a waiver of Quimby fees or other such similar requests will require the approval of the City Council.

Please note, this was not a comprehensive review of your project nor shall it imply that items not addressed in this letter are approved or meet the requirements or standards of the Municipal Code and/or City.

I look forward to our continued working relationship in the processing of your project. If you have any questions or would like to schedule an appointment to discuss this letter, please call me at (760)770-0344 or email me at rrodriguez@cathedralcity.gov.

Sincerely,



Robert Rodriguez
Planning Manager

Cc: Pat Milos, Community Development Director
Charlie McClendon, City Manager