



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: August 26, 2004

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Prepared by: Fred Neet, Principal City Planner

Approved by: Barbara Sporlein, Director of Planning

Subject: Appeal of the decisions of the City Planning Commission by Whittier Alliance to approve a conditional use permit for 69 dwelling units and a site plan review application for 72 dwelling units at 206 Elroy Street (including 2920 through 2928 Pillsbury Avenue).

Previous Directives: On July 12, 2004, the City Planning Commission recommended approval of an Industrial Living Overlay District (ILOD) for 206 Elroy which included 2920 through 2928 Pillsbury Avenue; approved a conditional use permit (CUP) for 69 dwelling units; denied a CUP for a farmer's market; and continued the site plan review. On July 26, 2004, the Commission approved the site plan review application for 72 dwelling units at 206 Elroy Street.

Financial Impact: Not applicable

Community Impact: See staff report

Ward: 6

Neighborhood Notification: Notice was sent to Whittier Alliance June 21, 2004
--

City Goals: See staff report

Comprehensive Plan: See staff report

Zoning Code: See staff report

Living Wage/Job Linkage: Not applicable
--

Other: Not applicable

Background/Supporting Information: Whittier Alliance appeals the decisions of the City Planning Commission to approve a CUP for 69 dwelling units and a site plan review application for 72 dwelling units at 206 Elroy Street. Consistent with testimony delivered at the public hearings, the Alliance relates that

- housing was not a part of the 2001 and 2003 approvals, nor formally reviewed by the Alliance

- a 33,833 sq.ft. mixed use development will exacerbate the existing problems with traffic, parking, safety and livability issues
 - play space for 69-72 families is inadequate
 - a 4-story building could shadow the Midtown Greenway
 - and other concerns noted in their appeals.
-