



North Village II Housing Allocation Plan Contract Alternative Compliance Request

City Council Meeting
January 5, 2021

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Planning and Economic Development

ALTERNATIVE COMPLIANCE PROPOSAL

- Amendment to the Project's HAP Contract previously approved by Council on June 5, 2012 (City Council Resolution No. 28113)
- Eight (8) affordable units to low income households (80% of AMI); and paying the affordable housing in-lieu fee for an additional eight (8) units.
- A \pm 3,136 sq. ft. daycare center with a \pm 3,392 sq. ft. fenced play area

Background

- North Village I HAP Contract recorded to supply 16 onsite affordable units
- North Village I and II required 32 onsite affordable units under previous HAP requirements
- North Village I built in 2007-2008

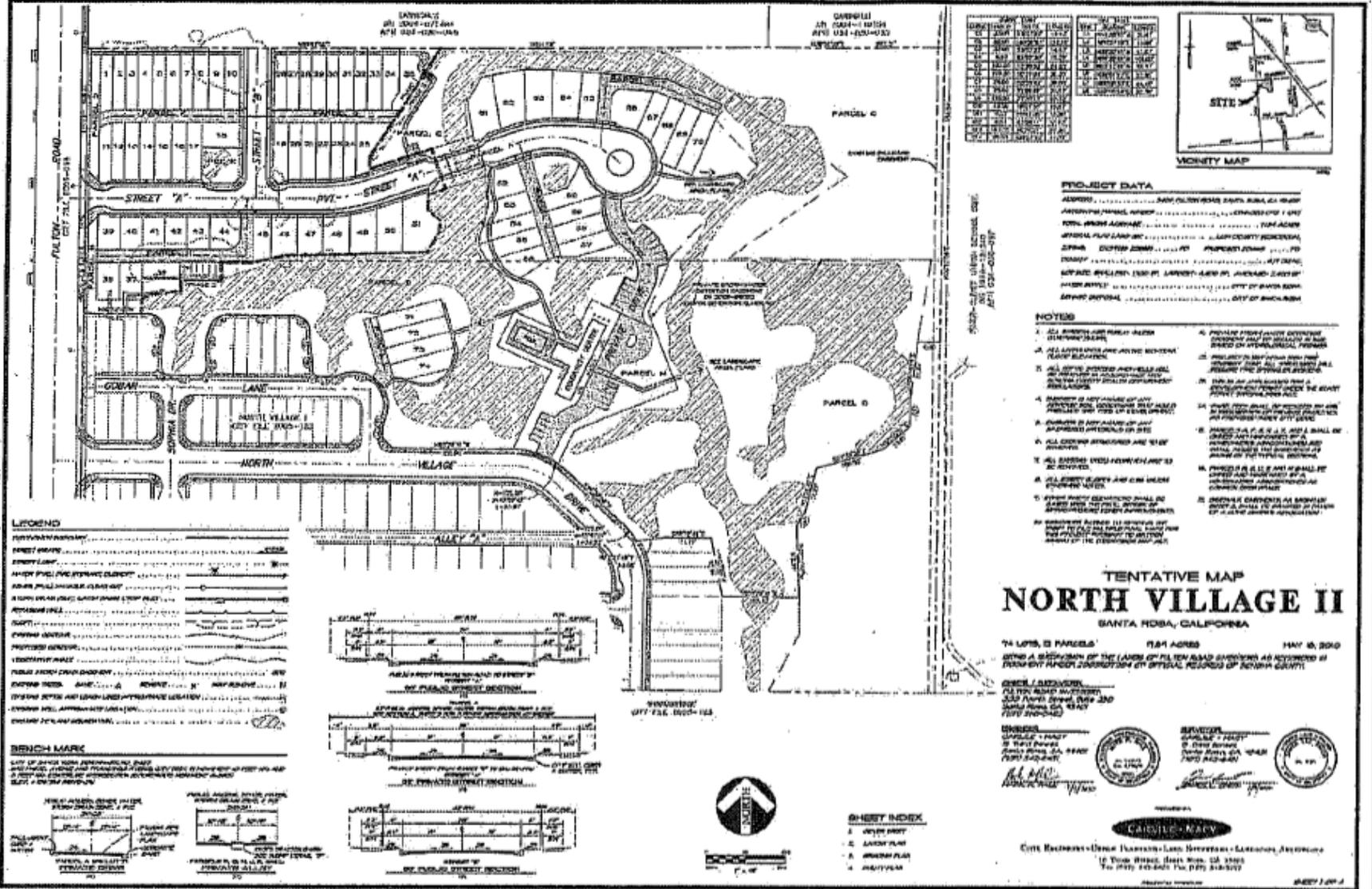
Background

- January 2007, North Village II was submitted but put on hold due to housing market.
- September 2010, the project was re-activated with modifications
- April 14, 2011, Planning Commission 6-0-1-0 adopted North Village II subsequent EIR, TM, CUP
- North Village II HAP Contract (31 units, 1 manager unit) recorded June 19, 2014

Background

- North Village II purchased by North Village Investors LLC
- No longer able to allocate affordable units from North Village I to North Village II
- 16 onsite affordable units built and occupied in North Village I

North Village II Tentative Map



BENEFIT

- 8 allocated onsite affordable units
- 8 units paid in lieu fees
- Approximately 3,136 square-foot daycare center with an approximately 3,3,92 square-foot fenced play area

RECOMMENDATION

- It is recommended by the Housing and Community Services Department and the Planning and Economic Development Department that the Council, by Resolution, approve an amendment to the North Village II Housing Allocation Plan Contract (HAP Contract) approved by City Council on June 12, 2012, for the North Village II Small Lot Subdivision located at 2406 Fulton Road, pursuant to the alternative compliance measures approved by the Director of Planning and Economic Development on December 7, 2020.

QUESTIONS

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