

FINAL

Motion to Forward Recommendation of the Planning Commission Residential Studio Committee to the full Planning Commission and Board of Supervisors

June 9, 2014

The Board of Supervisors authorized a proposed Zoning Ordinance Amendment for residential studios in July of 2013, with a directive that additional outreach be conducted to receive more public input on the topic prior to conducting public hearings. Since October of 2013, the Residential Studio Committee of the Planning Commission has been considering the proposed amendment for the new residential studio use. Through the efforts of staff and the Planning Commission, more than fifteen public meetings were held in a wide variety of locations and venues across the County and the Planning Commission's Residential Studio Committee conducted seven committee meetings to consider the proposal.

At this point, however, it is unlikely that the Residential Studio Committee will reach consensus on the proposed use, as there remain a number of concerns about the districts in which the use should be permitted, the potential scale of the use, the special exception process and the potential for modifications and waivers of the standards, the nature of services which may be provided at the development and the potential for impacts on surrounding properties. In addition, it is recommended that there be a broader community dialogue about affordable housing, including a discussion on how best to provide for a range of housing opportunities, including residential studios, that will serve the County's current and future residents at all income levels.

As a result, I MOVE that the Residential Studio Committee report back to the Planning Commission with a recommendation to adjourn the Committee and their review of the currently proposed Zoning Ordinance Amendment regarding residential studios. I further move that staff be directed to prepare for the Committee a report for the Planning Commission and the Board that summarizes the public outreach and the issues raised by the community and the Commission.

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