



City Council
July 27, 2021

MCTA 21-0001

Consideration of a Municipal Code Text Amendment to amend Chapter 18.140 C-G Creative Growth Zone to allow formerly established residential units in the CG-2, Frontier Village area, to be reestablished as a Conditional Use



Locations with Existing Residential Units



215 W Bonita Avenue

- Historically known as the Fisher Building
- Built in 1905
- Second floor originally used by several local fraternal organizations and for community dances
- Second floor converted into apartments around 1920
- 1996 Memo from City Manager discusses occupied apartments
- Exact date residential use was discontinued is not known



163 W Bonita Avenue



- Historically known as the Foresman and Hoke Building
- Built in 1910
- Second floor originally served as a social center, used by the Chamber of Commerce, Masons and other organizations
- 1937 permit shows the conversion of one residential unit into smaller units
- Date residential use was discontinued is not known

154 W Bonita Avenue

- Historically known as the Johnstone Building
- Built in 1911 with storefronts on first floor and apartments on the second floor
- Exact date residential use was discontinued is unknown





Analysis

- Staff is proposing modifying section 18.140.090(b)(2)(h) to read “Medium-high density residential uses, including apartments, townhouses and condominiums, provided that these are located only in areas so designated on the specific plan area map or were originally established before the year 1950;”
- The conditional use permit process will allow staff to identify and mitigate issues on a case-by-case basis.
- Reestablishing apartments would create new investment in historic buildings and downtown area.
- New residents would create additional pedestrian traffic and customers for downtown businesses.



Recommendation

Staff and the Planning Commission recommend that the City Council read by title and introduce Ordinance 1289.