



Staff Report

File #: 23-0280

REQUEST FOR CITY COUNCIL ACTION

DATE: 04/05/2023

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

PARCEL MAP 38314 TO SUBDIVIDE 0.56 ACRES INTO TWO PARCELS FOR RESIDENTIAL PURPOSES, LOCATED AT 912 BEVERLY ROAD IN THE R-2 ZONE (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL) (APPLICANT: JEFF MEITER FOR VALUED ENGINEERING, INC. ON BEHALF OF JAVIER VILLANUEVA)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve Parcel Map 38314, which is to subdivide 0.56 acres into two parcels located at 912 Beverly Road. The zoning of the property is R-2 which allows low density, multiple family residential. Parcel Map 38314 will create two parcels that are approximately 11,600 square feet, which adheres to the minimum lot size of 7,200 square feet in the R-2 zone.

RECOMMENDED ACTION:

That the City Council approve Parcel Map 38314 subject to the findings and conditions as recommended by the Planning and Housing Commission.

BACKGROUND & HISTORY:

The property at 912 Beverly Road is 0.56 acres and zoned R-2. The property contains an existing single-family dwelling, detached garage, and an accessory dwelling unit (ADU) on the eastern portion of the site. The western portion of the site is currently undeveloped and is capable of being separated from the developed portion of the site and placed on its own parcel.

The R-2 zone permits the construction of a single-family dwelling, two-family dwelling, duplex dwellings, or multiple family dwellings.

The Planning and Housing Commission at its meeting on March 20, 2023, recommended the City Council approve Parcel Map 38314 (PM 38314).

ANALYSIS:

The total size of PM 38314 is 0.56 acres. The R-2 zone requires a minimum lot area of 7,200 square feet for newly created parcels. Additionally, a parcel must have a minimum width of 60 feet, and a minimum depth of 100 feet. The two parcels being created by PM 38314 comply with the minimum requirements as the width of each parcel is 62 feet with the depth of each parcel being approximately 188 feet.

The parcel map will divide the parcel down the middle and create two parcels of similar sizes. Parcel 1 will be 0.267 acres (11,643.73 square feet). This parcel contains the existing single-family dwelling with a detached garage, and a detached ADU behind the main dwelling. Parcel 2 will be 0.266 acres (11,587.88 square feet) and is undeveloped.

The property has a General Plan designation of Low Density Residential (LDR), which permits a density of 3 to 6 dwelling units per acre. The parcel map results in a density of 3.5 dwelling units per acre, which is consistent with the General Plan.

Beverly Road is a local residential street and currently has a right-of-way width of 40 feet. The General Plan Circulation Element requires the right-of-way width for local residential streets to be 64 feet. Therefore, per established policy, the applicant will need to dedicate 12 feet of the property's frontage for right-of-way purposes, as this will provide a right-of-way width of 32 feet from the street's centerline. The required dedication is incremental, in that the ultimate right of way will not be achieved until a comparable dedication of 12-foot is provided on the north side of the street.

Although a street dedication is required, the applicant is not required to widen the street. This is principally because the project site is already constructed with a sidewalk, curb and gutter, and the widening of all of Beverly Road, from Fullerton Avenue to Rimpau Avenue, is not currently anticipated. However, the applicant is required to repave the south half of the street adjacent to the site, plus 10 feet of the north half of the street. In addition, the applicant will be required to landscape and maintain a new 12-foot-wide parkway created between the existing sidewalk and the new property line created by the 12-foot dedication.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$6,765.14 to cover the cost of the Parcel Map.

ENVIRONMENTAL ANALYSIS:

This action is categorically exempt pursuant to Section 15315 of the Guidelines for the California Environmental Quality Act (CEQA), which states the division of property in urbanized areas zoned for residential into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent is exempt from CEQA. Therefore, no environmental analysis is required.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 20, 2023, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Meza/Sherman) and carried unanimously, that the Planning and Housing Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the CEQA Guidelines, and recommend approval of PM 38314 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site plan for PM 38314
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of March 20, 2023