



Legislation Text

File #: 22-0005, Version: 1

REQUEST FOR CITY COUNCIL ACTION

DATE: 01/05/2022

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Tentative Tract Map 37980 to subdivide 4.73 acres into 19 single family residential lots located on the northwest corner of Citron Street and Taylor Street.

EXECUTIVE SUMMARY:

Tentative Tract Map 37980 (TTM 37980) is an application to subdivide 4.73 acres into 19 lots to accommodate future single family residential units. The project site is vacant and zoned R-1-8.4. The R-1-8.4 zone is for single family residential development and requires a minimum lot size of 8,400 square feet.

RECOMMENDED ACTION:

That the City Council approve TTM 37980 subject to the findings and conditions as recommended by the Planning and Housing Commission.

BACKGROUND & HISTORY:

The project site has been vacant for almost 30 years. Over time, the surrounding area developed with residential land uses with this remnant parcel remaining vacant. Due to the infill nature of the project site, the applicant conducted community outreach with the surrounding neighborhood during the initial development phase. The applicant walked the neighborhood on November 24, 2020, November 25, 2020, and December 1, 2020, and hand delivered 158 flyers that included an introduction letter and a copy of the proposed tentative tract map. The residents were informed that the future use of the property was for residential purposes. Most of the comments received from the community centered on past experiences with the property being vacant, which included tumbleweeds, loitering, and illegal dumping.

ANALYSIS:

The project site is a vacant infill parcel located on the northwest corner of Citron Street and Taylor Street. The surrounding land uses are single family residential and have the same zoning as the project site, which is R-1-8.4. The site has a General Plan designation of Low Density Residential

(LDR), which allows a residential density of 3 to 6 dwelling units per acre (du/ac). As proposed by TTM 37980, the 19 lots created on the 4.73 acres results in a density of 4.02 du/ac, which is consistent with the density range allowed by the General Plan.

The R-1-8.4 zone requires the following minimum standards for the creation of new single-family lots.

Lot Area: 8,400 square feet
Lot Width: 70 feet, with an average of 75 feet
Lot Depth: 100 feet

The lots proposed by TTM 37980 comply with the development standards of the zone.

Access and Public Improvements

TTM 37980 is designed to have lots facing Taylor Street and Citron Street. These lots are consistent with the current orientation of the adjacent lots in the surrounding, existing neighborhood. These lots will have driveway access on Taylor Street and Citron Street. Two new internal streets are proposed within the development and are an extension of Lorraine Drive and Susanne Street, which currently dead-end at the project site from the north and west, respectively. Both streets were designed to provide a future connection through the project site. The lots facing these streets will have driveway access that is consistent with the design of the other residential properties in the adjacent neighborhood.

The missing public improvements along the streets adjacent to the project site, such as missing roadway, curbs, gutters, landscaped parkways, and sidewalks will be constructed at the time of development of the project site and are required as a condition of approval to be guaranteed prior to the recordation of the map. Lorraine Drive and Susanne Street are required to have an overall right-of-way width of 60 feet, Taylor Street is required to have an overall right-of way width of 68 feet and Citron Street is required to have an overall right-of-away width of 64 feet.

General Plan Consistency

TTM 37980 does not exceed the maximum density allowed by the General Plan for the LDR designation, which allows up to 6 du/ac. The project will have a density of 4.02 du/ac. Additionally, the subdivision is consistent with General Plan Policy LU-8.1 because it will facilitate the development of an infill site that is consistent with the zoning of the property and the surrounding neighborhood.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$9,891.00 to cover the cost of the Tentative Tract Map.

ENVIRONMENTAL ANALYSIS:

Per Section 15332 of the State Guidelines for implementing the California Environmental Quality Act (CEQA) and Section 3.22 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 32 (In-Fill Development Projects) categorical exemption. The project is: a) consistent with the site's General Plan designation and

applicable plan policies, b) consistent with the site's zoning designation, c) less than five acres in size, d) surrounded by urban uses, e) void of habitat for endangered, rare or threatened species, and f) adequately served by utilities and public services and does not result in significant impacts to traffic, noise, air quality, or water quality.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of December 6, 2021, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Sherman) and carried unanimously, that the Planning and Housing Commission recommend approval of TTM 37980 to the City Council, based on the findings contained in the staff report and subject to the recommended conditions of approval, including an added condition that the application will expire in 24 months if not implemented. 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 TTM 37980
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of December 6, 2021