PL 22-4267
Tentative Parcel Map and Site Plan Review for a Flag Lot Subdivision

January 23, 2024

Planning Commission Meeting

Proposal

- Flag-lot subdivision
- New single-family dwelling on each lot
- Attached 2-car garage per lot
- Unit size between 3,011 SF and 3,140 SF

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Analysis

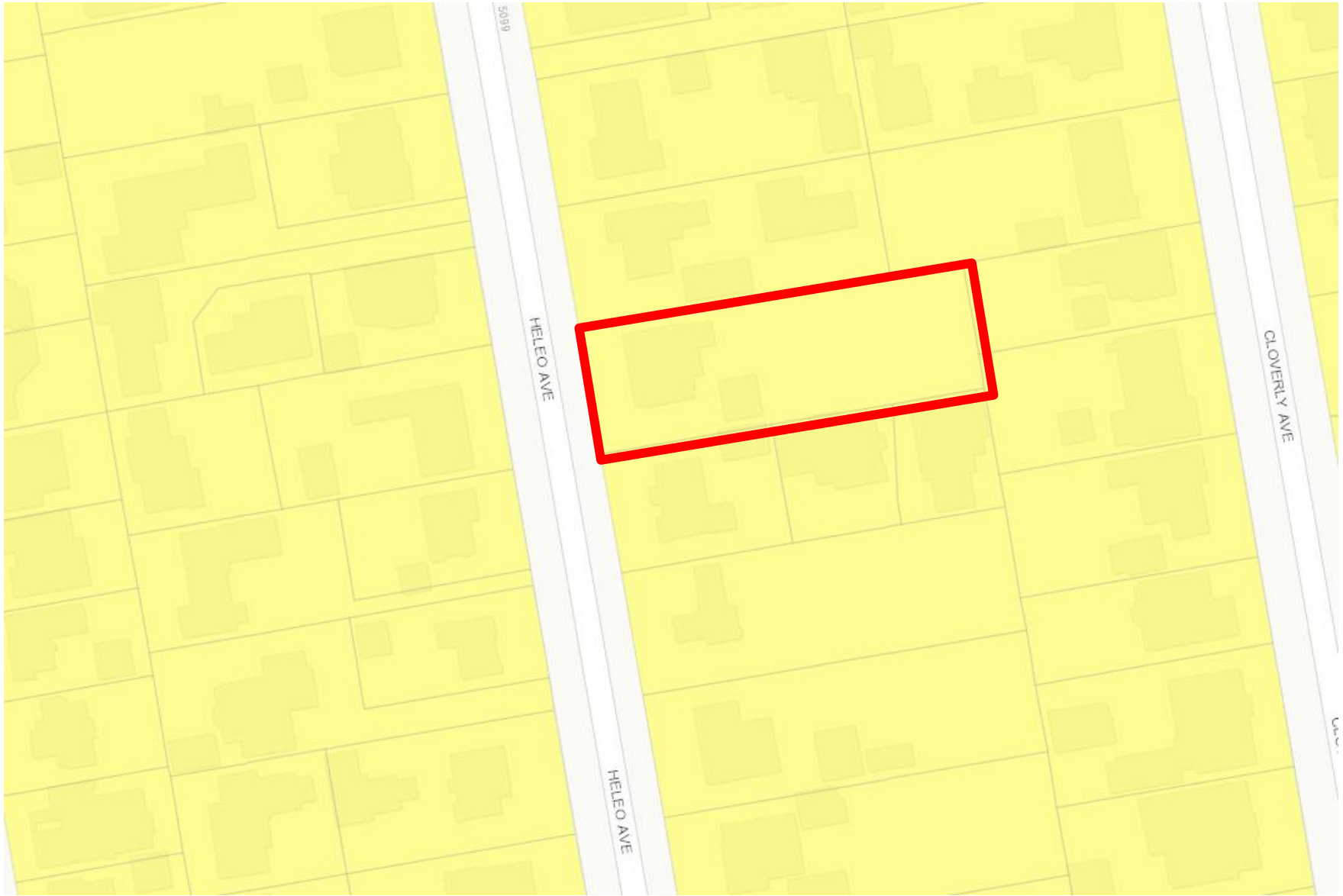
- Consistency with General Plan and Zoning Code
- Development Standards
- Design Criteria
- Subdivision Map Act

Current Use



Zoning

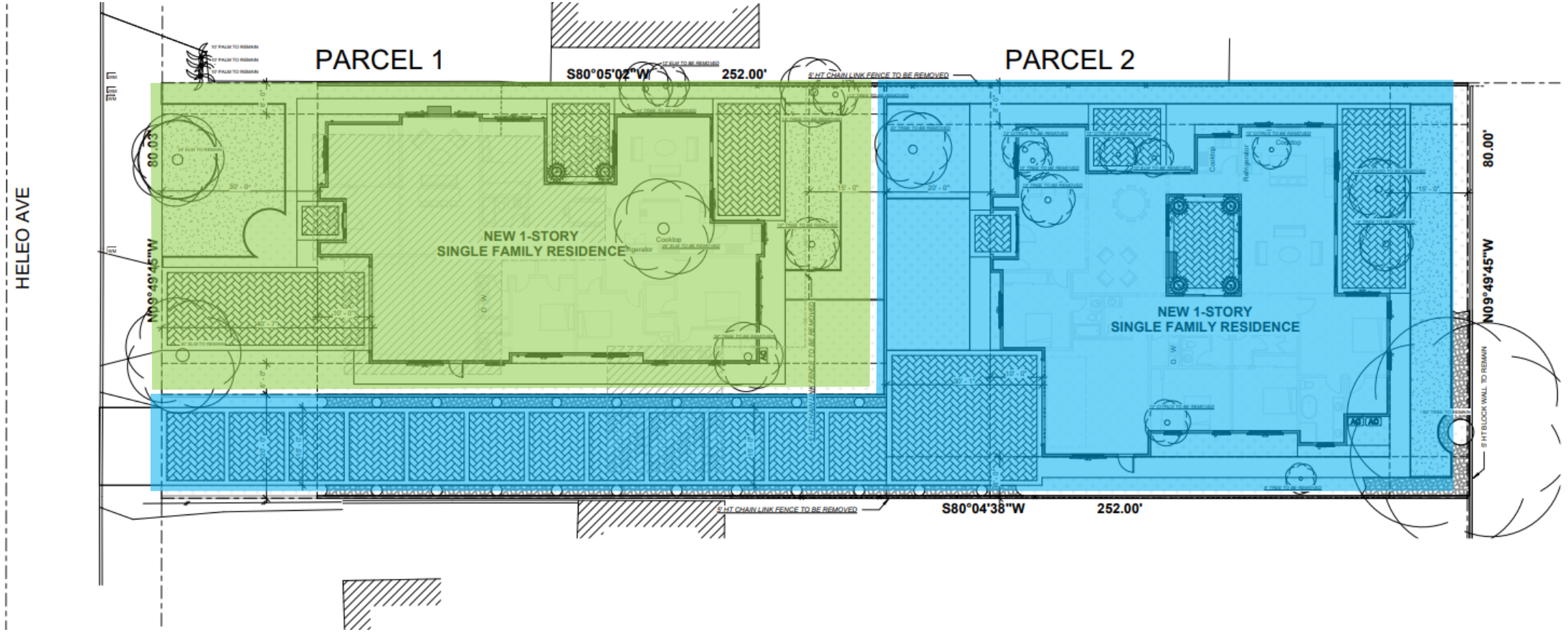
Zoning: R-1



	Setbacks	Building Height	Lot Coverage	Open Space
Proposed (Parcel 1)	**Front**: 30 feet **Side**: 6 feet (10% lot width) **Rear**: 15 feet	18 feet	3,432 SF	1,898 SF
Proposed (Parcel 2)	**Front**: 20 feet **Side**: 8 feet (10% lot width) **Rear**: 15 feet	17 feet, 10 inches	3,557 SF	2,058 SF
Zoning Standards Minimum/ Maximum	**Front**: 20 feet **Side**: 10% lot width **Rear**: 15 feet	18 feet	3,432 SF **(Parcel 1)** 3,597 SF **(Parcel 2)**	500 SF

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Site Plan



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Project Specific Conditions of Approval

- **Condition**: Exterior materials must be high-quality to convey sense of permanency and complement design of each house. Finished materials will match the approved plans (#2)

- **Condition**: Project will not be developed with lesser architectural elements or components than is proposed in the submitted approved plans (#5)

Elevations- Front





Tentative Map

- Complies with subdivision map act findings
- “Will-serve letters” required before the final map approval
- Drainage design, soil quality, and public improvement plans required before final map approval
- Utilities extending from the power poles will be underground

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HOUSING ACCOUNTABILITY ACT (HAA)

- City does not have ability to deny, reduce density, or render infeasible a housing project

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 23-4267 (tentative parcel map and minor site plan review) subject to the conditions of approval.

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