

PL 22-3684

Vesting Tentative Parcel Map and Site Plan Review for a Three-Unit Condominium Complex



September 26, 2023

Planning Commission Meeting

Proposal

- Three, 3-story condominium units
- Two separate buildings
- Attached 2-car garage per unit
- Unit size between 1,748 SF and 2,008 SF
- 2 bedrooms and 2.5 baths
- Common open space
- Density: 14 du/acre

Analysis

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

Current Use



Zoning

Zoning: R-3

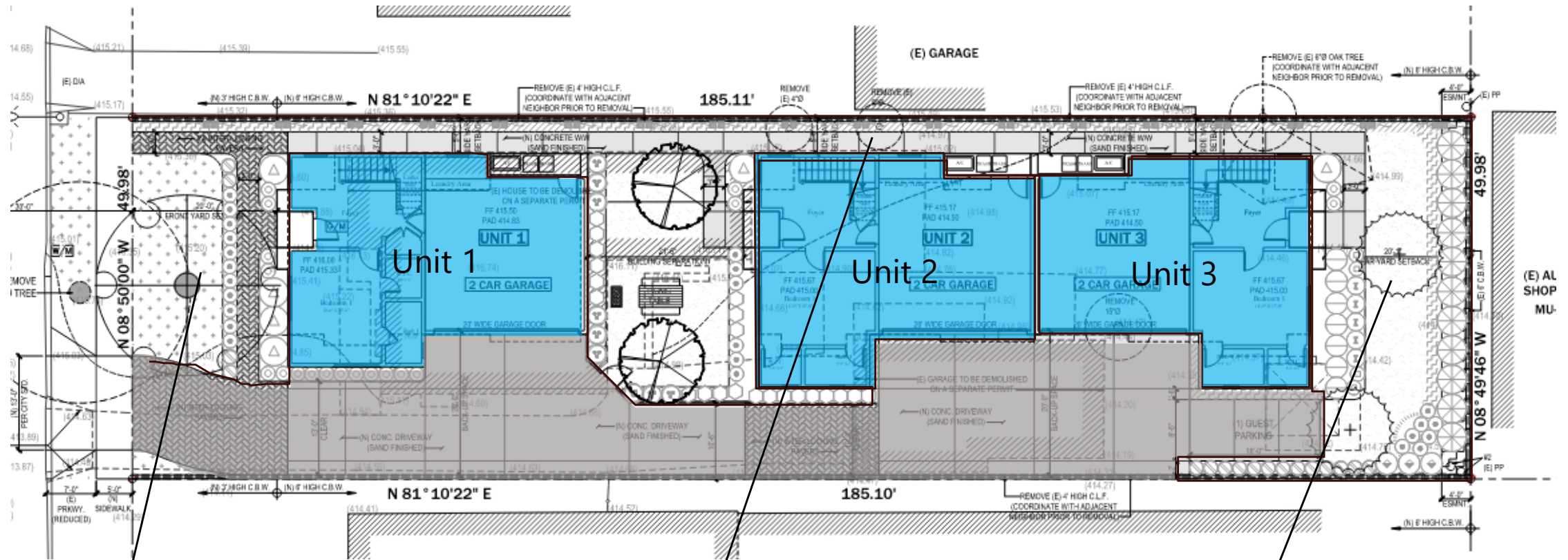


Project Information:

	Building Height	Lot Coverage	Open Space
Proposed	3 stories; 32 Ft.	3,297 SF; 36 %	20% of Lot
Zoning Standards Minimum/Maximum	3 stories; 40 Ft. (maximum)	50% (maximum)	20% of Lot (minimum)



Site Plan



Front setback: 20 feet (1st and 2nd); 40 feet (3rd)

Side setback: 5 feet (1st and 2nd); 10 feet (3rd)

Rear setback: 20 feet (1st); 22 feet (2nd / 3rd)

Project Specific Conditions of Approval

- **Brick Veneer:** Align with 2nd floor windows; extend to inside walls of porch (Condition 4)
- **Wood siding:** Add to bump-out windows on north elevation (Condition 3)
- **Vine Pockets:** Provide along driveway (Condition 7)
- **Windows:** remove all windows on 3rd floor north elevation (Condition 6)

Elevations- Front



Initial
Version



Final
Version

Elevations- Side



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 be provided underground

HOUSING ACCOUNTABILITY ACT (HAA)

- City does not have the 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 22-3684 (vesting tentative parcel map and major site plan review) subject to the conditions of approval.

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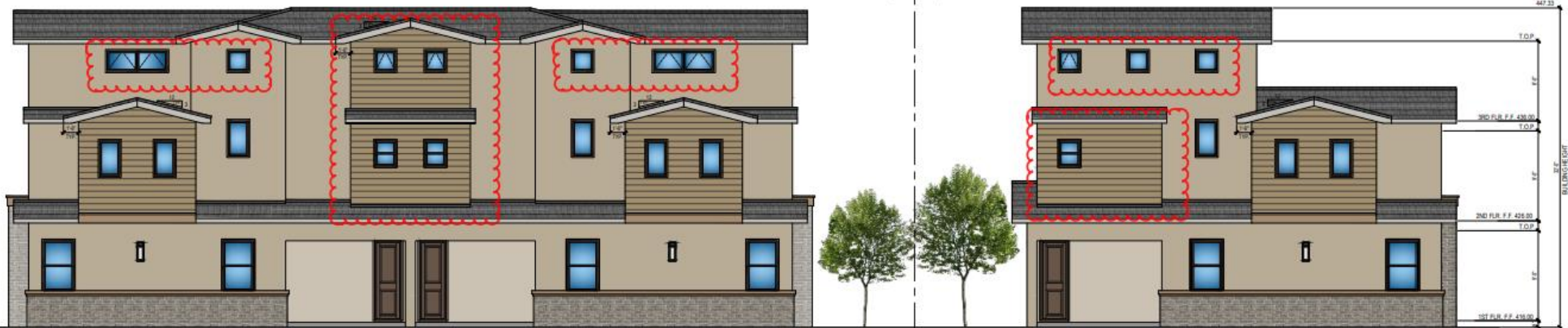
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B NORTH ELEVATION
SCALE 3/16" = 1'-0"
SIDE YARD



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