



LANDEROS RESIDENCE

PR-2021-001108 (DESIGN REVIEW AND GRADING EXCEPTION)

Community & Economic Development Department

City Council

November 28, 2023

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BACKGROUND

DRC Approval

- On February 22, 2023 the Development Review Committee (DRC) approved the proposed project.
- All new structures in RC Zone are subject to the approval by the DRC.

Referral received

- After the DRC approval, the project was referred to City Council
- Actions by the DRC can be referred to City Council

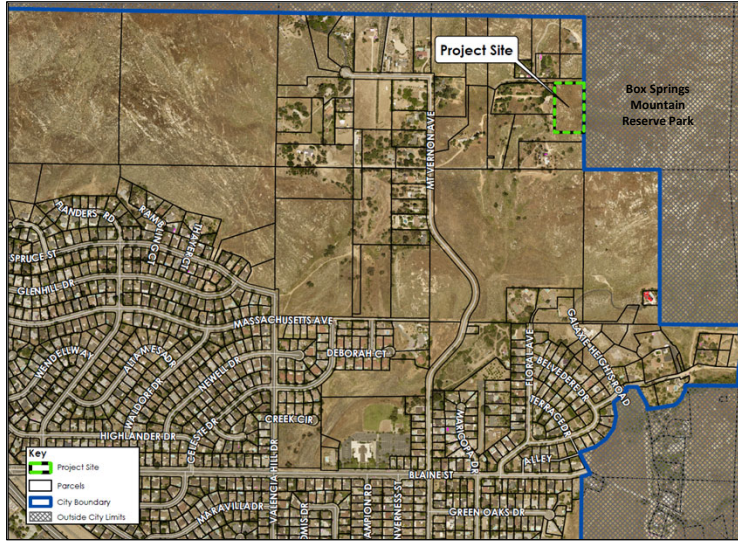


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LOCATION MAP

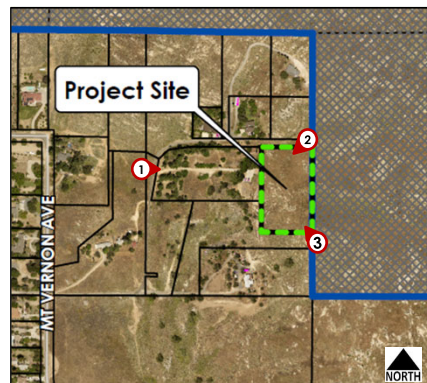


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EXISTING SITE PHOTOS



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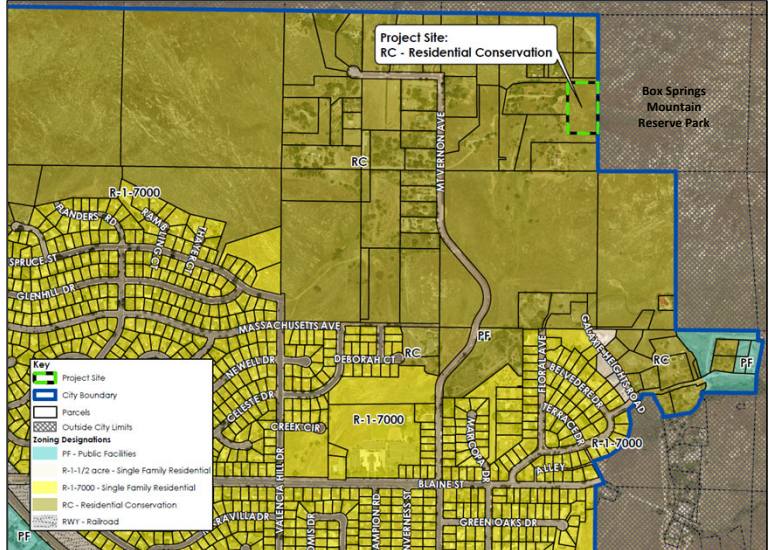
RESIDENTIAL CONSERVATION ZONE

Voter approved Initiative – Proposition R and Measure C

To safeguard prominent natural features and sensitive areas from harmful development

All new structures in the RC Zone are subject to approval by the DRC





Box Springs Mountain Reserve Park

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SITE PLAN

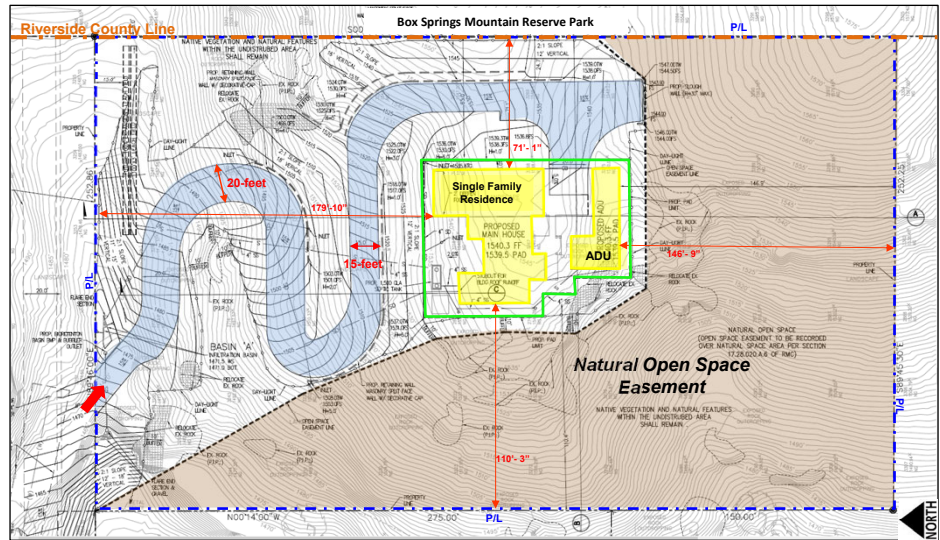
Proposed Project

- Single-story residence
- 3,154 square foot
- 971 square foot detached ADU
- 8,000 square foot pad size
- Natural Open Space Easement

Grading Exception for Required Fire Access

- Max. Driveway Width = 15 feet
- Proposed Driveway Width = 20 feet






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BUILDING ELEVATIONS

Single-Family Residence – Front Elevation




20-feet

ADU – Front Elevation





15-feet

Single-Family Residence – Rear Elevation



ADU – Rear Elevation




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COMPLIANCE

General Plan

- The project is consistent with the Hillside Residential Land Use Designation
- Policy LU-4.2.
- Objective UNP 5.

Zoning

- Complies with setbacks
- Maximum 1-story
- Maximum 20-foot-high
- Conditioned to comply with Lighting, Noise standards and Landscape requirements

Grading


- Designed to fit with the contours of the hillside
- Ungraded open spaces
- 8,000 square foot pad
- No slopes over 20-foot-high
- No driveways over 15% finished Grade
- No over height retaining walls

CEQA

- The project is categorically exempt from CEQA review
- The project site is not located within a Criteria Cell
- Ministerial projects, such as a single-family residence do not require MSHCP review

Fire

- The project complies with the Fire Protection Plan
- Approved by the Fire Department


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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5– High Performing Government

Goal No. 5.3 – Enhance communication and collaboration with community members to improved transparency, build public trust and encourage shared decision-making.

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RECOMMENDATIONS

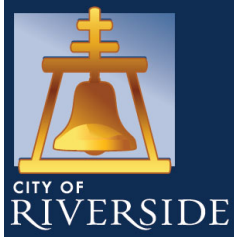
That the City Council:

1. **UPHOLD THE DECISION OF THE DEVELOPMENT REVIEW COMMITTEE** and determine the project categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) as it will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2021-001108 (Design Review and Grading Exception) based on the findings outlined in the staff report and subject to the recommended conditions.

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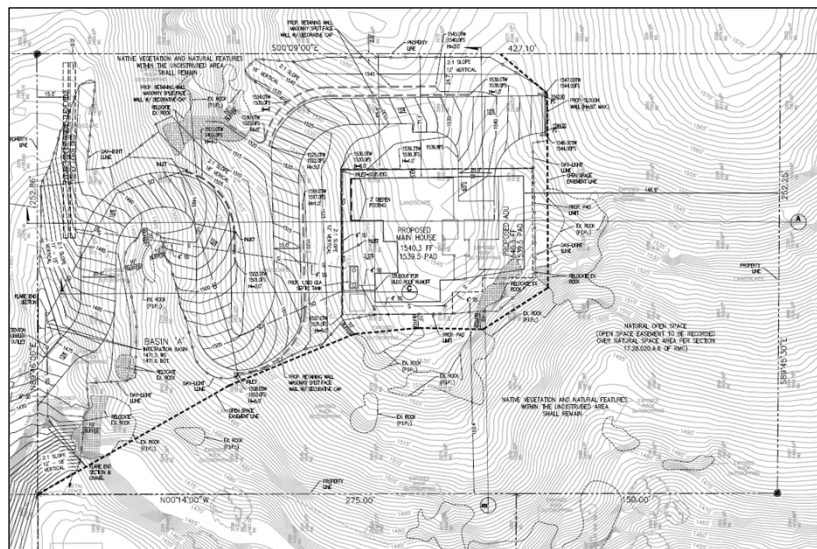
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PRELIMINARY GRADING PLANS (FOR REFERENCE ONLY)



NORTH 12

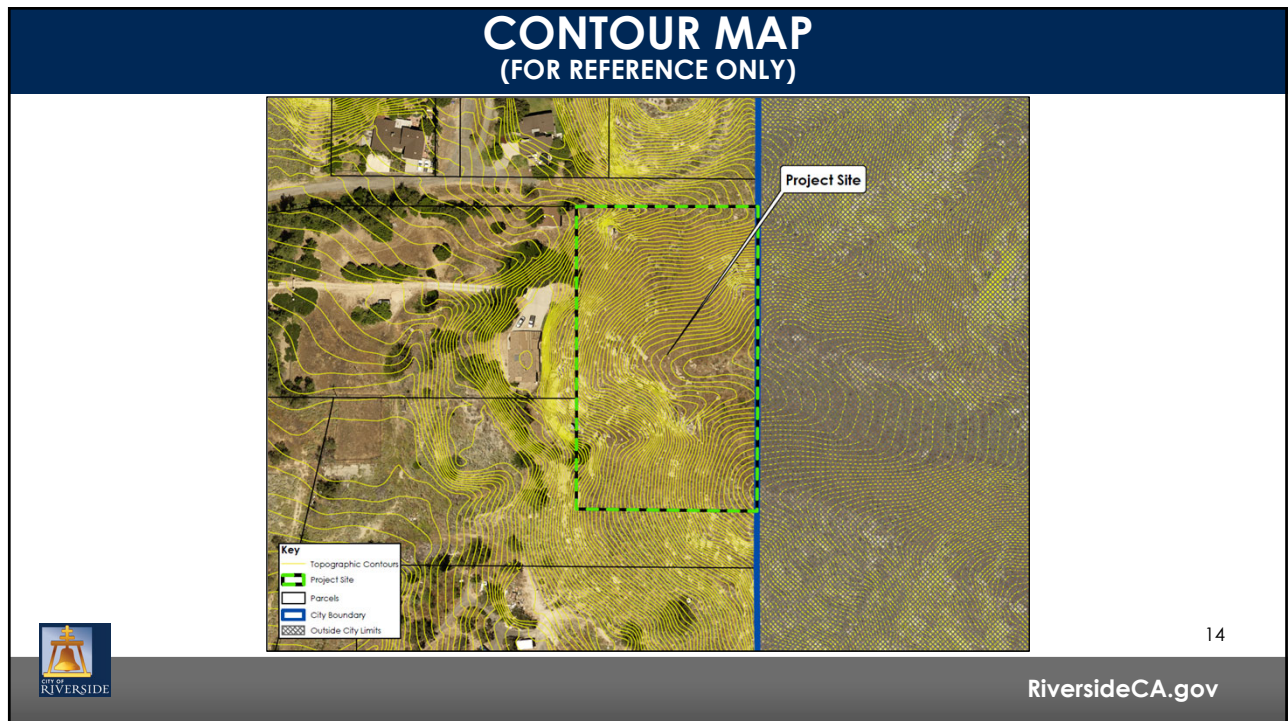


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