

DAUCHY AND FERRARI PLANNED RESIDENTIAL DEVELOPMENT

PR-2021-001030 (PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP, DESIGN REVIEW, AND INITIAL STUDY)

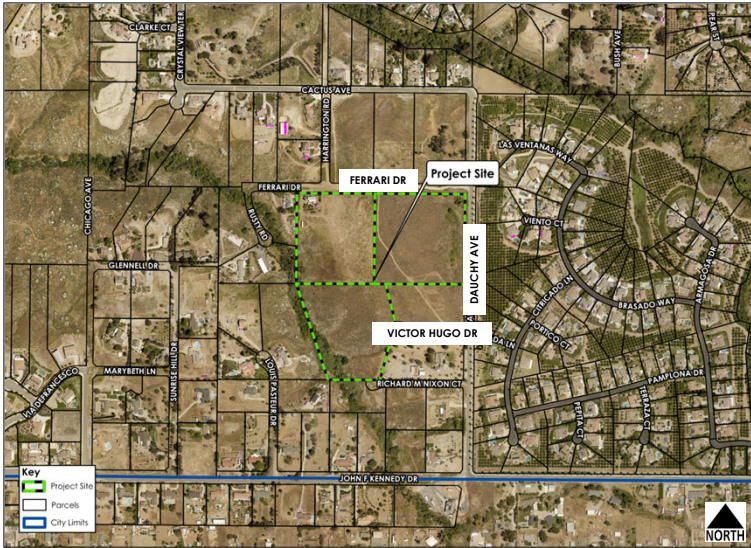
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

City Council

November 7, 2023

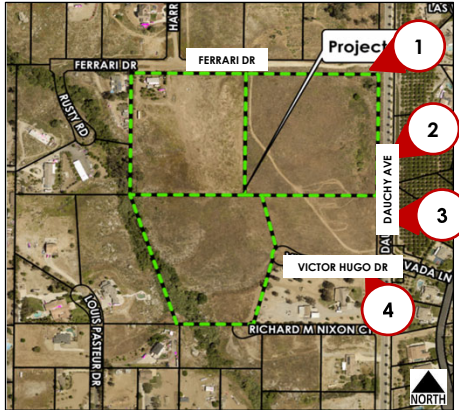
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LOCATION MAP



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EXISTING SITE PHOTOS

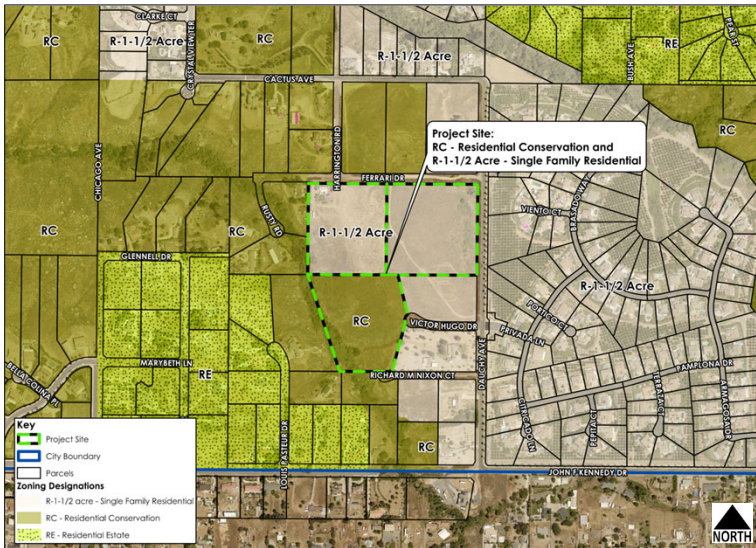


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ZONING MAP

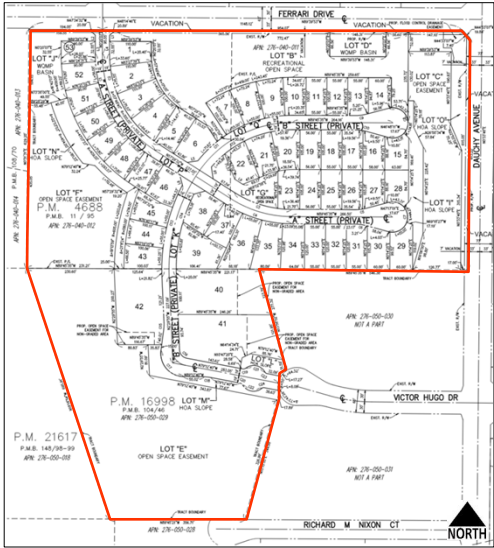


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TENTATIVE TRACT MAP (TTM NO. 38074)



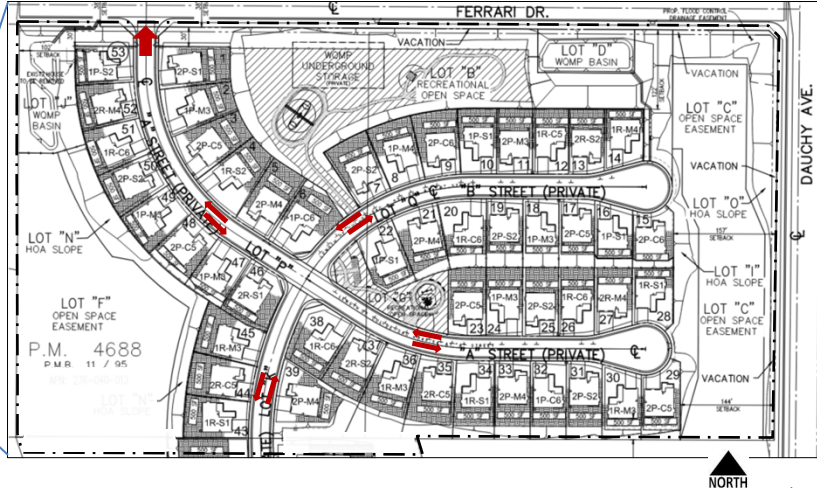
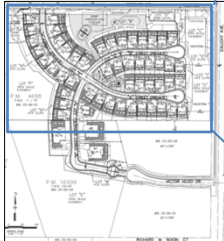
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SITE PLAN

- Single-Family Residences**
- 53 Residences
 - 1 and 2 Stories
 - 27 Guest Parking Spaces



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SITE PLAN

Single-Family Residences

- 53 Residences
- 1 and 2 Stories
- 27 Guest Parking Spaces

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RESIDENTIAL CONSERVATION MAP EXHIBIT

Conservation Easement

8.43-acre Conservation Easement

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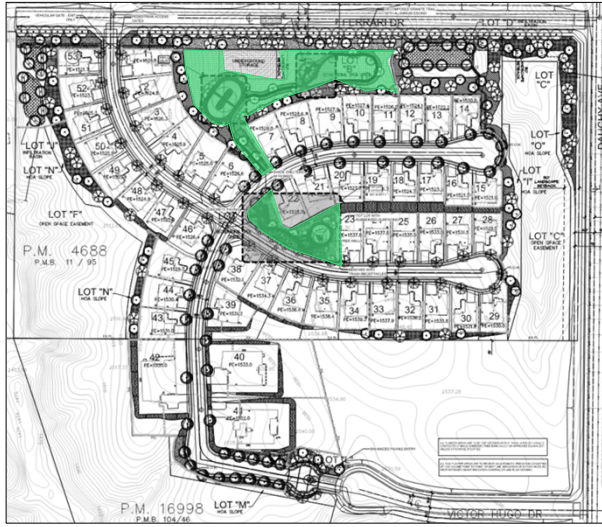
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COMMON OPEN SPACE AND LANDSCAPE PLAN

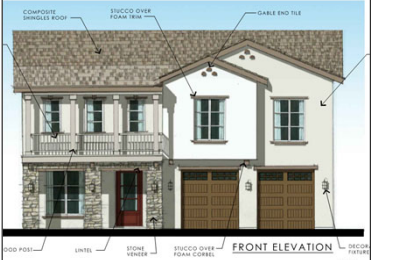
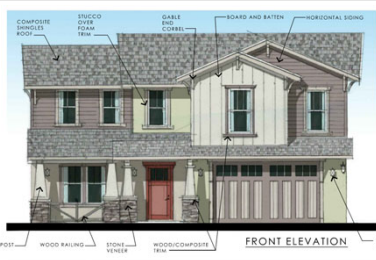
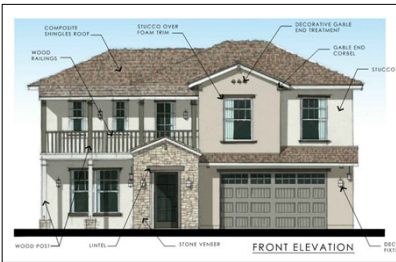
Open Space Area

- Private Open Space – 2,229 SQ. FT./Unit
- Common Open Space = 108,307 SQ. FT.



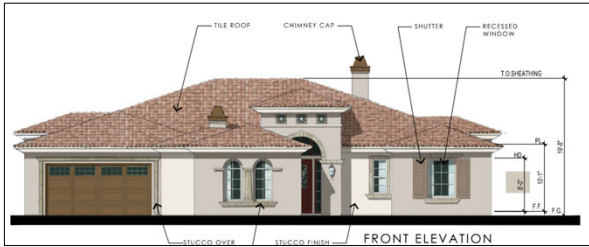
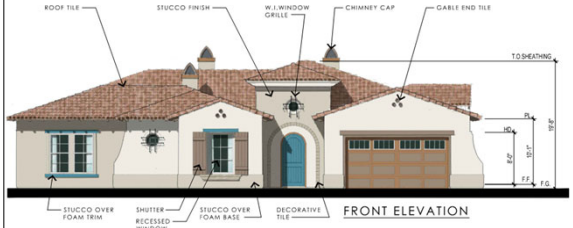
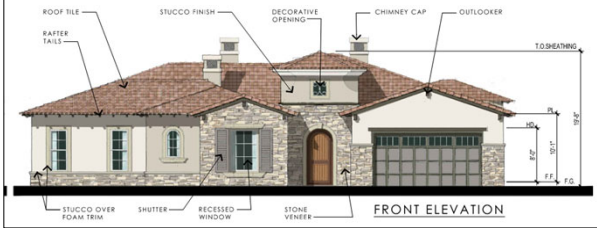
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BUILDING ELEVATIONS – R-1-1/2 ACRE ZONE



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BUILDING ELEVATIONS – RC ZONE



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2– Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads




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SUMMARY

- September 14, 2023 - Planning Commission Recommendation of Approval




Housing

- RHNA 2021-2029 Planning Cycle




CEQA

- Initial Study
- Mitigated Negative Declaration
- No significant effects



Compatibility

- Vision of the Alessandro Heights neighborhood
- Compatible with the surrounding properties



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RECOMMENDATIONS

That the City Council:

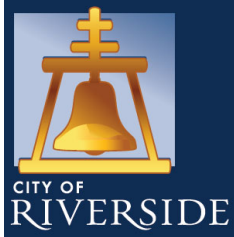
1. **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Case PR-2021-001030 (Tentative Tract Map, Planned Residential Development Permit, and Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures. (Exhibits 1 and 2).



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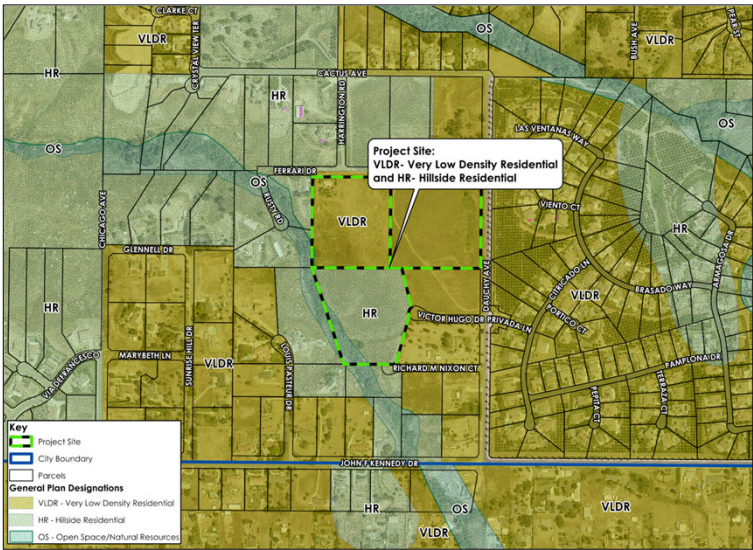
City Council

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GENERAL PLAN MAP (FOR REFERENCE ONLY)

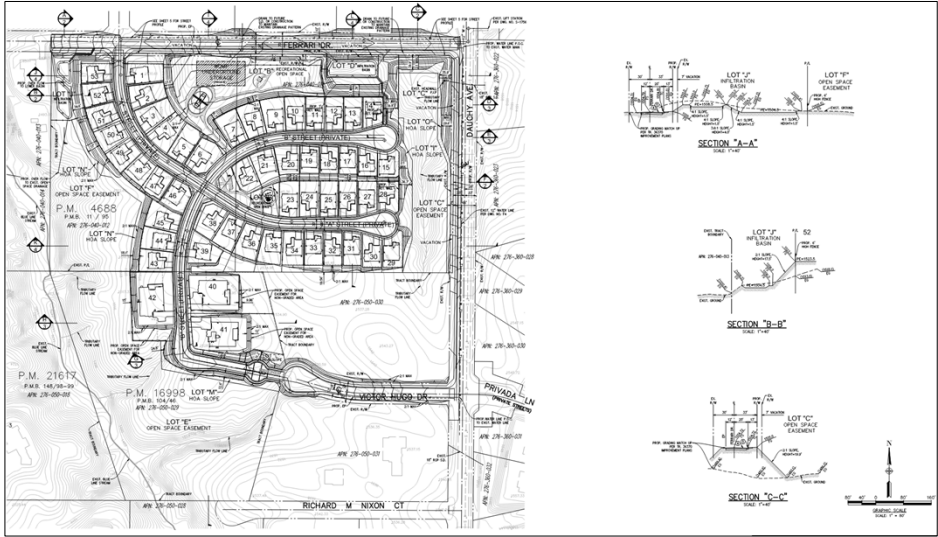


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CROSS SECTIONS (FOR REFERENCE ONLY)

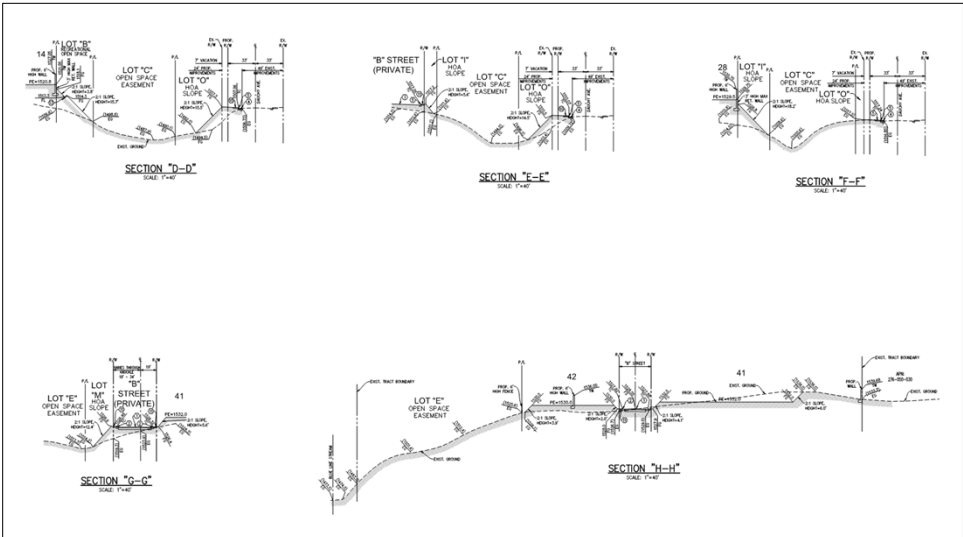


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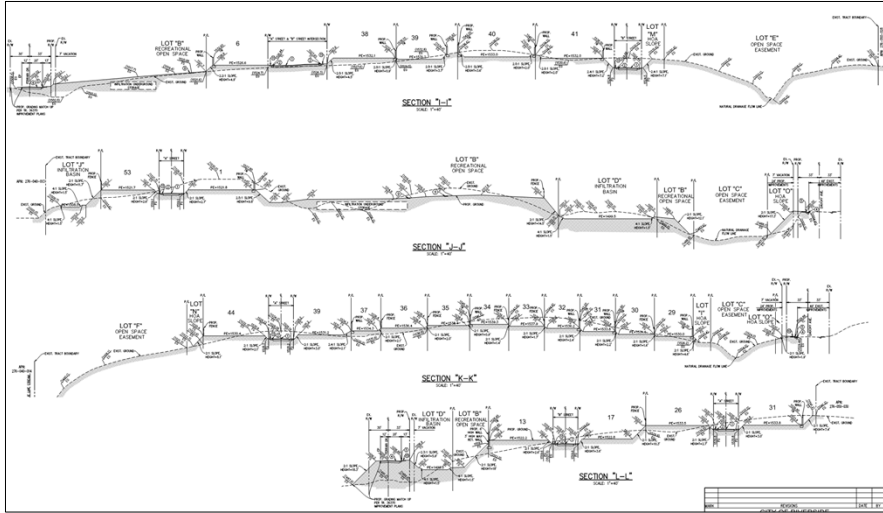


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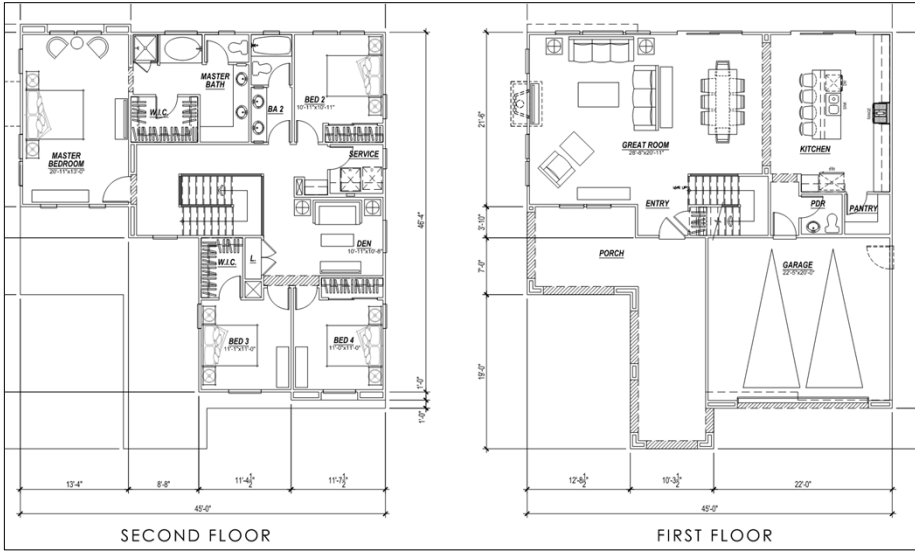
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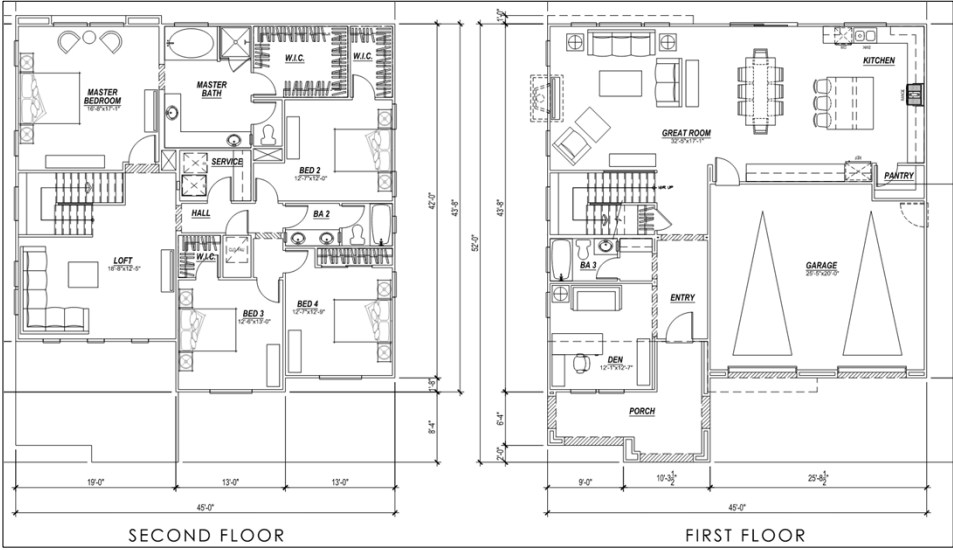
CROSS SECTIONS (FOR REFERENCE ONLY)



FLOOR PLANS – PLAN 1 (FOR REFERENCE ONLY)



FLOOR PLANS – PLAN 2 (FOR REFERENCE ONLY)

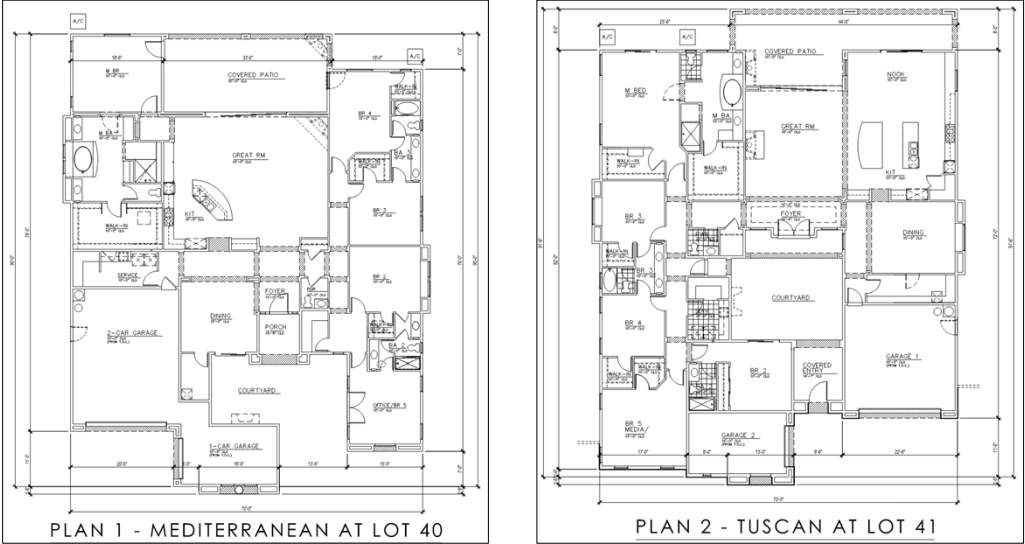


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FLOOR PLANS – RC ZONE LOTS (FOR REFERENCE ONLY)



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TYPICAL LOT LAYOUT – R-1-1/2-ACRE ZONE (FOR REFERENCE ONLY)

Rear Yard - 15 Feet

Side Yard - 5 Feet

Lot Coverage - 20% - 37%

Building Separation - 10 Feet

Front Yard - 15 Feet

Lot Size - 7,581 Square Feet

500 SF

500 SF

500 SF

1P-M3

2P-S2

1R-C6

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TYPICAL LOT LAYOUT – RC ZONE (FOR REFERENCE ONLY)

Front Yard - 30 Feet

Lot Coverage - 14% - 20%

Side Yard - 25 Feet

Building Separation - 50 Feet

Rear Yard - 25 Feet

Lot Size - 27,5958 Square Feet

RC-P1

RC-P2

500 SF

500 SF

40

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"B" STREET (PRIVATE)


LOT 41 HOA SLOPE

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BUILDING ELEVATIONS – R-1-1/2 ACRE ZONE (FOR REFERENCE ONLY)


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BUILDING ELEVATIONS – RC ZONE (FOR REFERENCE ONLY)

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