



*City of Arts & Innovation*

# City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 27, 2016

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 4  
DEPARTMENT

SUBJECT: PLANNING CASES P12-0601 (TRACT MAP), P12-0697 (REZONE) AND P12-0698 (GENERAL PLAN AMENDMENT) – BY HANK JONG OF EGL ASSOCIATES TO SUBDIVIDE TWO LOTS INTO TEN SINGLE-FAMILY RESIDENTIAL LOTS – SOUTHWEST CORNER OF CACTUS AND DAUCHY AVENUES – TRACT MAP NO 36370

## **ISSUE:**

Approve a proposal by Hank Jong of EGL Associates, to subdivide two vacant parcels, totaling 8.97 acres, into a 10-lot single-family residential subdivision with a General Plan amendment, a zone change and tract map entitlements.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) found in the attached staff report, pursuant to Section 21081.6 of CEQA;
3. Approve Planning Cases P12-0601 (Tract Map), P12-0697 (Rezone), P12-0698 (General Plan Amendment);
4. Introduce and subsequently adopt the attached Ordinance (Attachment 5), amending the Zoning Map; and
5. Adopt the attached Resolution (Attachment 6) to amend the General Plan Land Use Designation.

## **PLANNING COMMISSION RECOMMENDATIONS:**

On March 3, 2016, the City Planning Commission recommended approval of Planning Cases P12-0601, P12-0697, and P12-0698 by a vote of 8 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

## **BACKGROUND:**

The project site consists of two parcels, located at the southwest corner of Cactus and Dauchy Avenues totaling approximately 8.97 acres. The easterly parcel is approximately 5.03 acres and has a General Plan land use designation of VLDR - Very Low Density Residential and is zoned R-1-1/2 Acre – Single-family Residential. The westerly parcel is approximately 3.94 acres and has a General Plan land use designation of HR - Hillside Residential and is zoned RC – Residential Conservation.

## **DISCUSSION:**

The applicant proposes to subdivide the property into 10 single-family residential lots, ranging in size from 21,789 square feet (0.50 acres) to 89,174 square feet (2.05 acres). Lots 1 and 2 will be zoned RC – Residential Conservation and lots 3 through 10 will be zoned R-1-1/2 Acre. The proposed General Plan Amendment and Rezone apply to a 0.27-acre portion of the property that will be amended from the VLDR-Very Low Density Residential to HR-Hillside Residential land use designation and rezoned from R-1-1/2 acre – Single Family Residential to RC-Residential Conservation to meet the minimum lot size requirements of the RC zone.

Further project details are included in the March 3, 2016 City Planning Commission staff report, recommended conditions and draft minutes (Attachments 1 – 4) .

The Friends of Riverside's Hills submitted a letter prior to the Planning Commission hearing dropping their opposition to the project, as concerns related to grading and open space have been addressed.

Staff recommends approval of the proposed project because it is consistent with the General Plan 2025, Zoning Code, as well as subdivision and grading requirements. The proposed tract map provides for a logical subdivision of the subject property in a manner consistent with the Alessandro Heights and Mission Grove neighborhood development patterns.

## **FISCAL IMPACT:**

There is no impact to the General Fund, since all project costs are borne by the applicant. The proposed development will increase the City's property tax base upon completion of the project. The anticipated revenue will depend on the sale price of the developed single family residential lots, which is unknown at this time.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Scott G. Miller, PhD., Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP Assistant City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – March 3, 2016
3. City Planning Commission Draft Minutes - March 3, 2016
4. City Planning Commission Project Exhibits
5. Letter from Friends of Riverside's Hills - March 2, 2016
6. Ordinance - Rezone
7. Resolution – General Plan Amendment