



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: MARCH 14, 2017**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARD: 6**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE P16-0314 (TENTATIVE TRACT MAP 37013) - BY ALEX IRSHAID OF RAMCAM GROUP FOR THE SUBDIVISION OF A 12.5 ACRE LOT INTO 5 PARCELS – NORTH OF COOK AVENUE, WEST OF BOLTON AVENUE AND SOUTH OF EDDYSTONE STREET**

## **ISSUE:**

Approve a proposal by Alex Irshaid of Ramcam Group to subdivide a vacant 12.5-acre lot into five parcels for the future development of single family residences.

## **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 found in the attached staff report, pursuant to CEQA Section 21081.6; and
3. Approve Planning Case P16-0314 (TTM 37013).

## **PLANNING COMMISSION RECOMMENDATION:**

On January 26, 2017, the City Planning Commission recommended approval of Planning Case P16-0314 (TTM-37013) by a vote of 8 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

## **BACKGROUND:**

The property is currently vacant and located in the RC-Residential Conservation Zone. The General Plan designates the property for Hillside Residential land uses. The project site is surrounded by single family residences and is characterized by gentle slopes near the base of the hill that steepen sharply toward the top of the hill. The lower elevations of the hillside contain no significant vegetation, while the remainder portions of the hillside are characterized by rock outcroppings on the southwestern elevation and a mixture of native and non-native vegetation.

## **DISCUSSION:**

The applicant proposes to subdivide this 12.5 acre property into five lots, ranging in size from 2.25 acres to 2.29 acres, to facilitate the future development of single-family residences. Lot 1 will take access from Cook Avenue, Lots 2 and 3 will take access from Eddystone Street and Lots 4 and 5 will take access from Bolton Avenue. Future building pads will be located on the flatter portions of the property, closer to the street frontages. The areas outside of the graded pads are proposed to be held in a conservation easement to prevent future development. No grading exceptions or variances are required to facilitate the proposed subdivision.

The proposed subdivision map is in compliance with Zoning Code, the Subdivision Code and the Grading Code. Development is proposed on the lowest and flattest portions of the site. Grading on each lot is minimized to the minimum amount necessary to accommodate driveways and buildable pads. The proposed building pads comply with the pad size limitations of the Grading Code. Additionally, the ungraded, environmentally-sensitive portions of the site will be placed within an open space easement in accordance with the Grading Code to ensure the steep, sensitive hillside portions of the site are protected.

No development is proposed at this time. Future development of the parcels will be subject to Design Review approval to ensure the development of the lots will be in compliance with the Citywide Design Guidelines and zoning standards.

As a matter of information, Staff received a letter from the Friends of the Riverside Hills after the Planning Commission staff report was issued. The letter commended the project for the preservation of the sensitive areas of the site and compliance with the development standards of the RC Zone, Grading Code, and Subdivision Code.

## **FISCAL IMPACT:**

There is no impact to the General Fund, since all project costs are borne by the applicant.

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 – January 26, 2017
3. City Planning Commission Minutes – January 26, 2017
4. Letter from the Friends of Riverside Hills – January 26, 2017