

Public Hearing

TENTATIVE SUBDIVISION MAP FOR THE
DIVISION OF ONE LOT INTO NINE ON A
PROPERTY LOCATED AT 2121 GROVE
STREET.

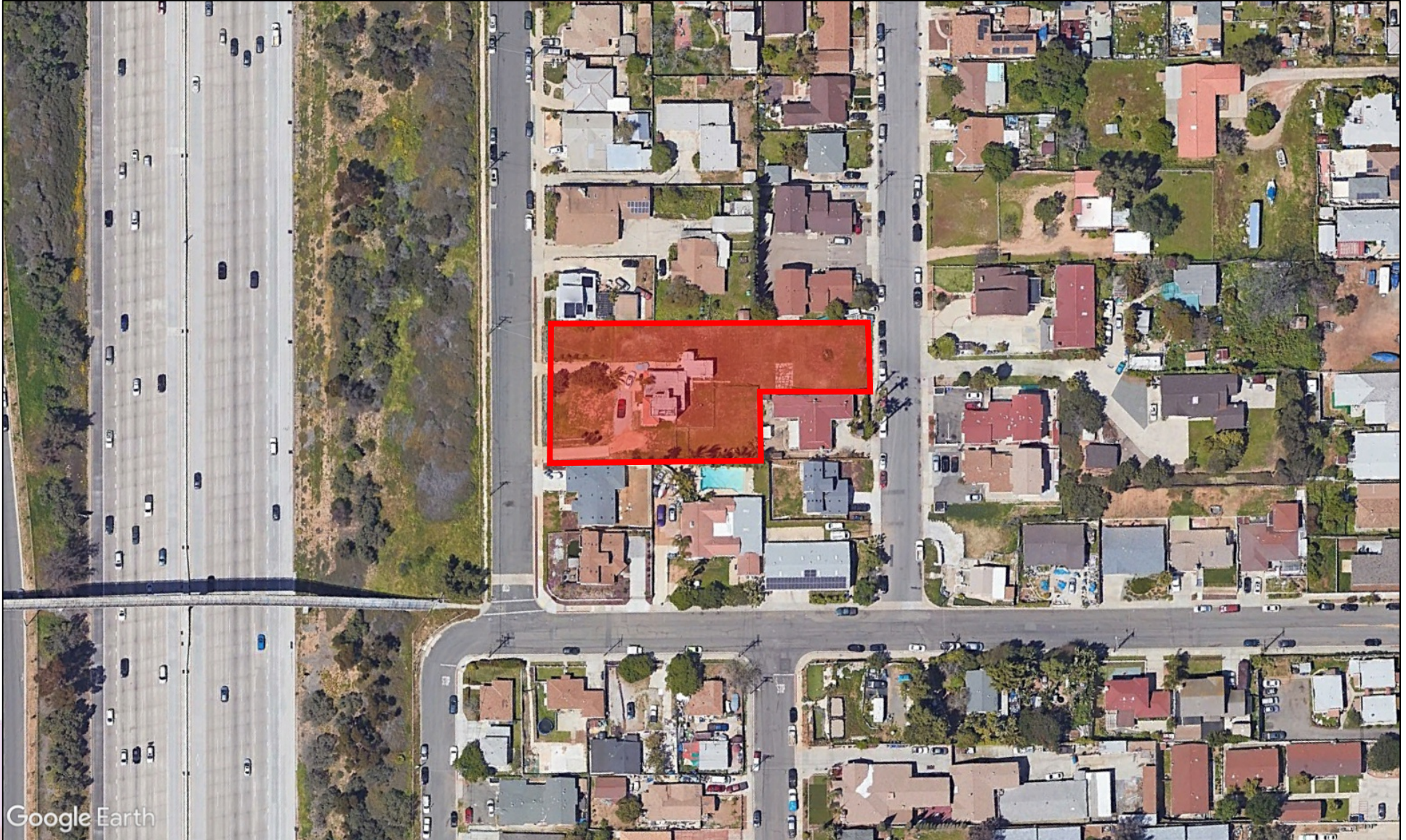


Site Characteristics

- 2121 GROVE STREET
 - RS-2 (Small Lot Residential)
 - 0.7-acre property
 - Developed with one existing single-family home
 - Frontage on both Grove Street and Prospect Street
 - Slopes up toward the middle of the property
 - Surrounding development is residential
 - Single and multi-family residential to the north and east
 - Single-family residential to the south
 - I-805 to the west



Overhead



Overhead



Overhead



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA

Site Photos



Site Photos

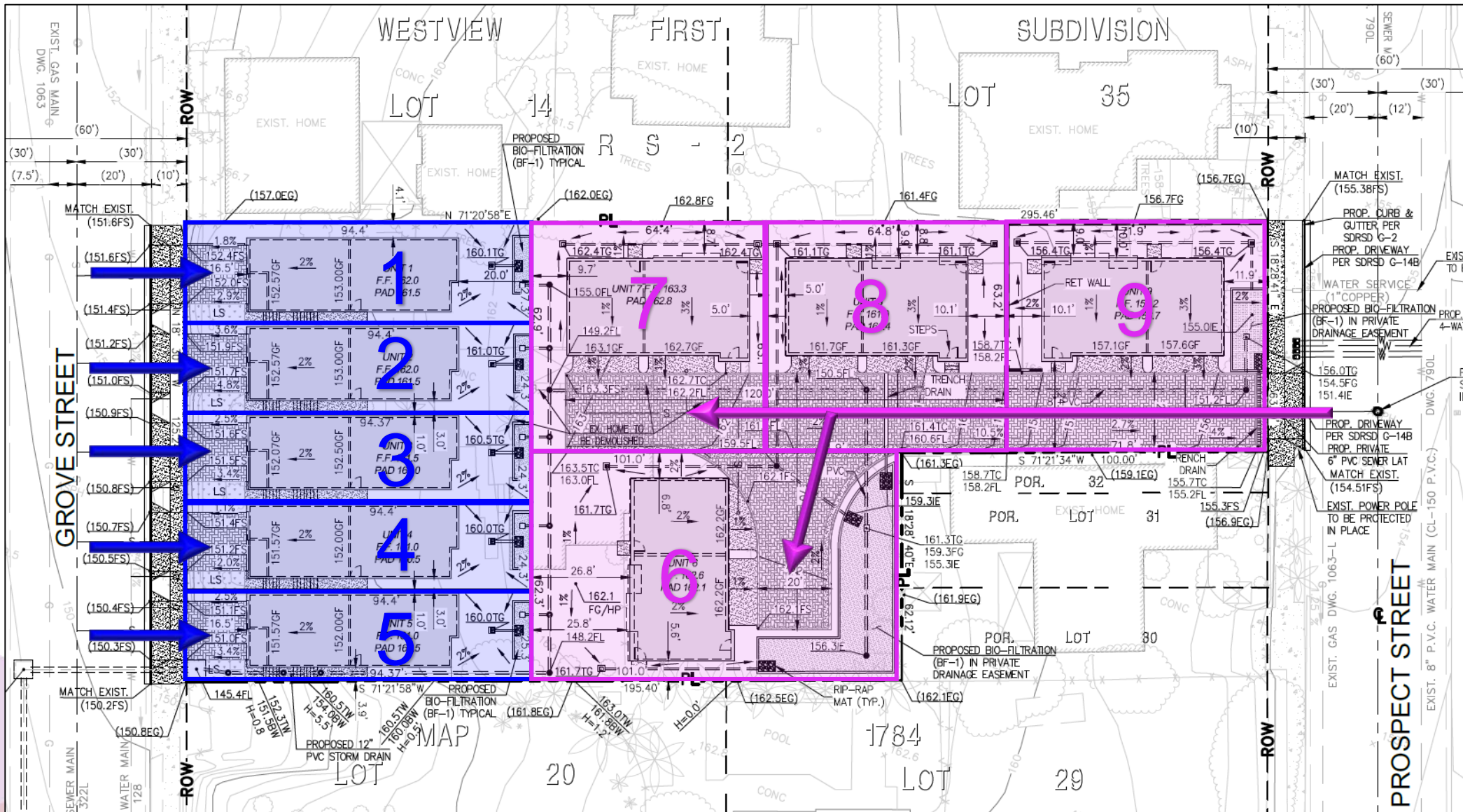


Proposal

- TENTATIVE SUBDIVISION MAP DIVIDING ONE LOT INTO NINE
 - Applicant is requesting a density bonus pursuant to California Government Code Section 65915 (Density Bonus Law)
 - Proposal includes one unit affordable to low income households
 - Eligible for a 20% bonus in density
 - Incentive and waivers requested
 - Lots 1-5 have frontage on Grove Street
 - Lots range in size from 2,288 to 2,584 square feet
 - Units are 2,182 square-foot two-story townhouses
 - Lots 6-9 take access from Prospect Street and a private access driveway
 - Lots range in size from 4,058 to 6,286 square feet
 - Units are 2,641 square-foot three-story townhouses



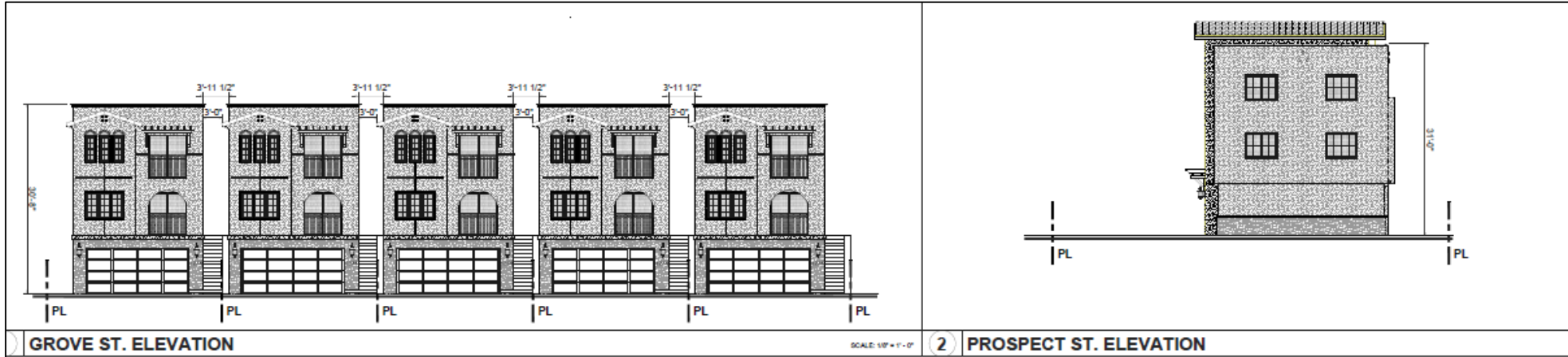
Site Plan



Renderings



Elevations/Cross Section



Analysis

- PROPOSAL CONSISTENT WITH GENERAL PLAN
 - Policy LU 4.3
 - Promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively to existing neighborhoods and surrounding areas.
 - Housing Element
 - One for-sale unit affordable to low income households
 - Density
 - Low-Medium Density Residential land use designation
 - Up to nine dwelling units per acre – *maximum allowable residential density*
 - Project density of 12 units per acre is permitted under Density Bonus Law



Analysis (cont.)

- PROPOSAL CONSISTENT WITH SUBDIVISION ORDINANCE
 - Title 17 has requirements for dedications, improvements, design standards, and conformance with Title 18 (Land Use Code)
 - The site is on an established block with existing development fronting Grove Street or Prospect Street. No additional public streets are required to be dedicated.
 - Required improvements are included as conditions of approval from the Engineering Department.
 - The proposed lot configuration avoids the creation of irregular lots.



Analysis (cont.)

- PROPOSAL CONSISTENT WITH LAND USE CODE
 - Use
 - The RS-2 zone permits single-family residential uses.
 - Density
 - A maximum of nine dwelling units per acre is permitted – *maximum allowable residential density*
 - Project density of 12 units per acre is permitted under Density Bonus Law
 - Development standards
 - A subdivision with additional density requires lots smaller than the minimum lot size
 - Smaller lots lead to conflict with additional requirements such as setbacks



Density Bonus Law

- OVERVIEW
 - Purpose
 - Provides incentives for developers to include affordable, income-restricted units in their projects.
 - Types of incentives
 - Allows for developers to construct more units than the *maximum allowable residential density* (the bonus)
 - Incentives, concessions and waivers of development standards



Density Bonus Law (cont.)

- DENSITY
 - Request
 - The applicant is requesting a density bonus in return for the provision of one unit for affordable to lower income households (30-70 percent area median income)
 - Project qualifies for a 20% increase in density
 - Calculation
 - Per state law, calculations are always rounded up
 - Base density on the property is 6.3, which rounds to 7
 - Units allowed with a 20% increase is 8.4, which rounds to 9
 - The number of lots has increased from 6 to 9.



Density Bonus Law (cont.)

- INCENTIVES AND WAIVERS
 - Incentives
 - Decrease or modification of zoning requirements
 - The applicant is requesting an incentive to allow for three-story units in the RS-2 zone.
 - Project is only eligible for one incentive.
 - Waivers
 - Waiver requests are unlimited
 - Can be used for any development standard that would physically preclude the construction of the number of units permitted with the density bonus

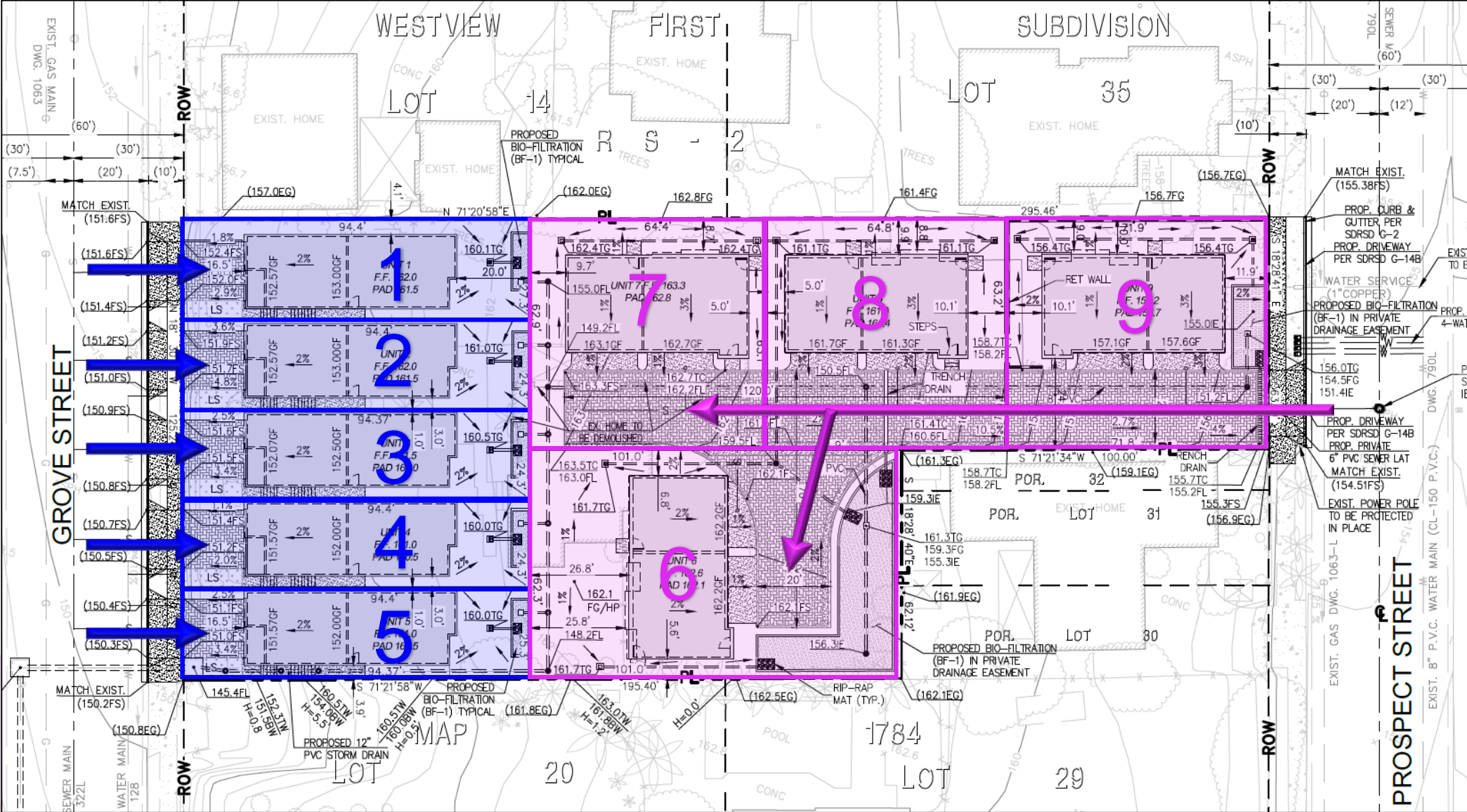


Density Bonus Law (cont.)

- REQUESTED WAIVERS
 - Reduction in...
 - Minimum lot size
 - Minimum lot width
 - Minimum street frontage
 - Minimum side yard setback
 - Minimum rear yard setback
 - Minimum front yard setback
 - Minimum driveway separation
 - Increase in minimum driveway width



Site Plan



Density Bonus Law (cont.)

- REQUESTED WAIVERS
 - Staff concludes the waiver requests are reasonable
 - Burden is on the City to reject an incentive or waiver request



California Environmental Quality Act (CEQA)

- DETERMINE TO BE CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CLASS 32, SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS)
 - Notice of exemption will be filed subsequent to an approval



Conditions / Summary

- **CONDITIONS OF APPROVAL**
 - Comments from Building, Engineering, and Fire
 - Required right-of-way improvements
 - Final map requirements
 - Applicable codes
 - Agreement with the Housing Authority prior to recordation of Final Map
- **PROPOSED USE CONSISTENT WITH GENERAL PLAN**
 - Project is consistent with General Plan and LUC pursuant to California Density Bonus Law



Options

- FIND PROJECT EXEMPT FROM CEQA & APPROVE TENTATIVE SUBDIVISION MAP BASED ON FINDINGS LISTED IN THE DRAFT RESOLUTION / FINDINGS DETERMINED BY THE COUNCIL; OR
- FIND PROJECT NOT EXEMPT FROM CEQA AND/OR DENY TENTATIVE SUBDIVISION MAP BASED ON FINDINGS DETERMINED BY THE COUNCIL; OR
- CONTINUE THE ITEM FOR ADDITIONAL INFORMATION
- STAFF RECOMMENDING APPROVAL WITH UPDATED CONDITIONS



Site Plan

