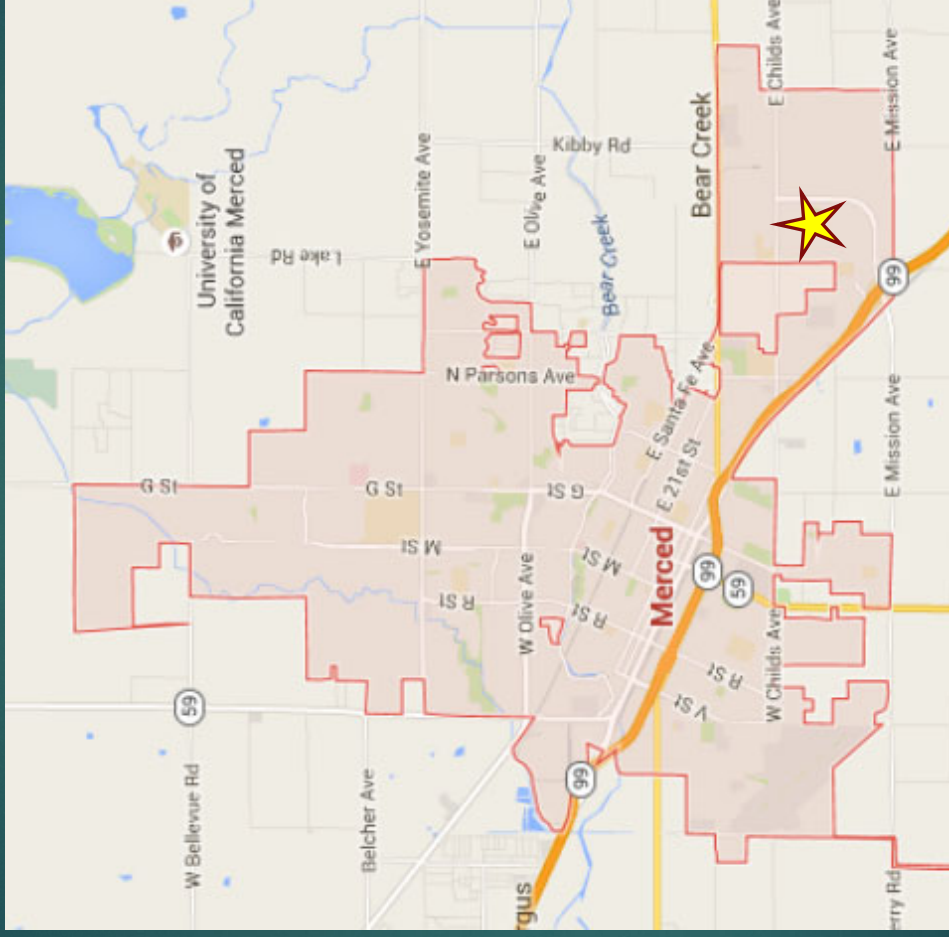


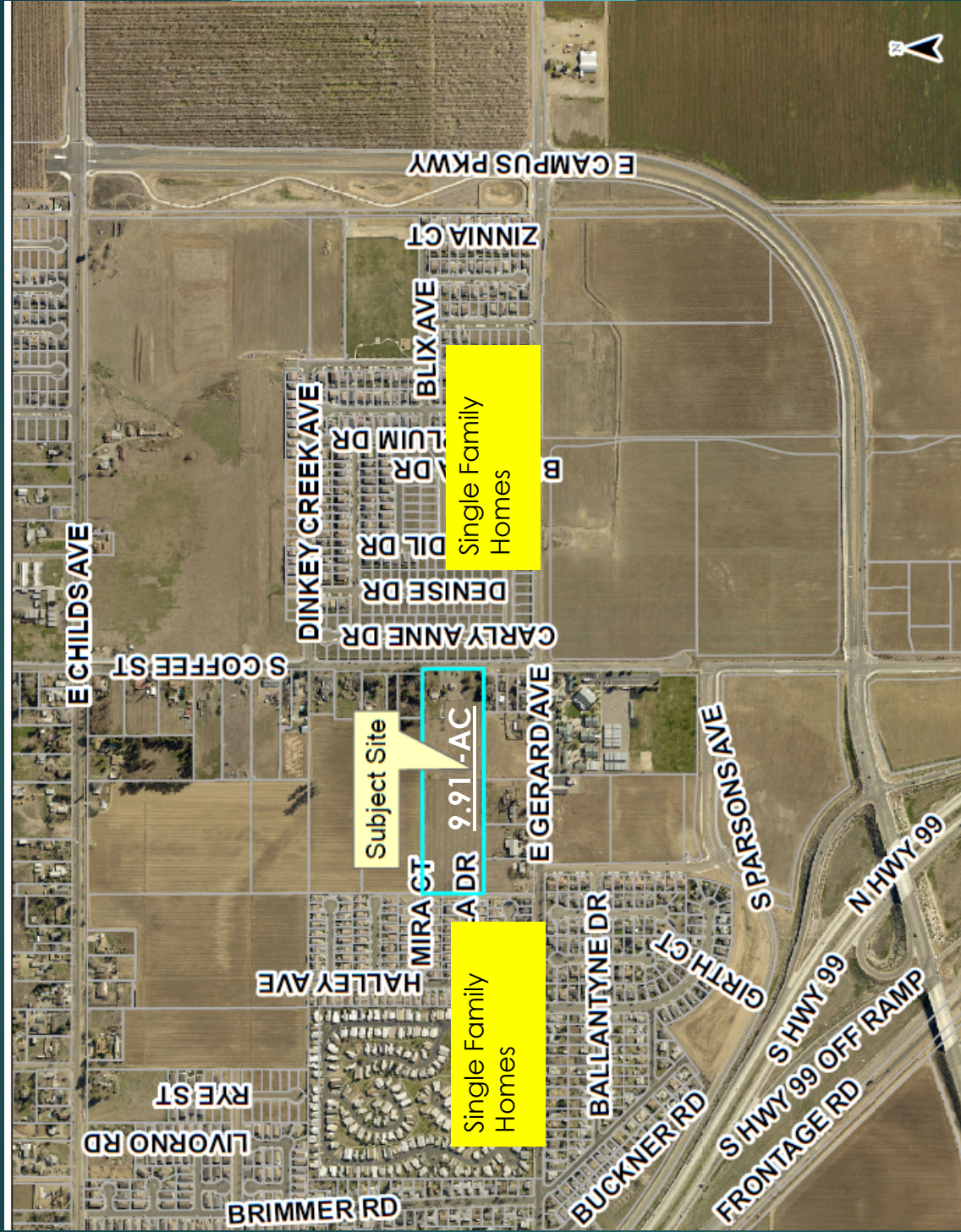


Capella Estates New Subdivision Single-Family Homes

SAM SAHOTA
ZC#431

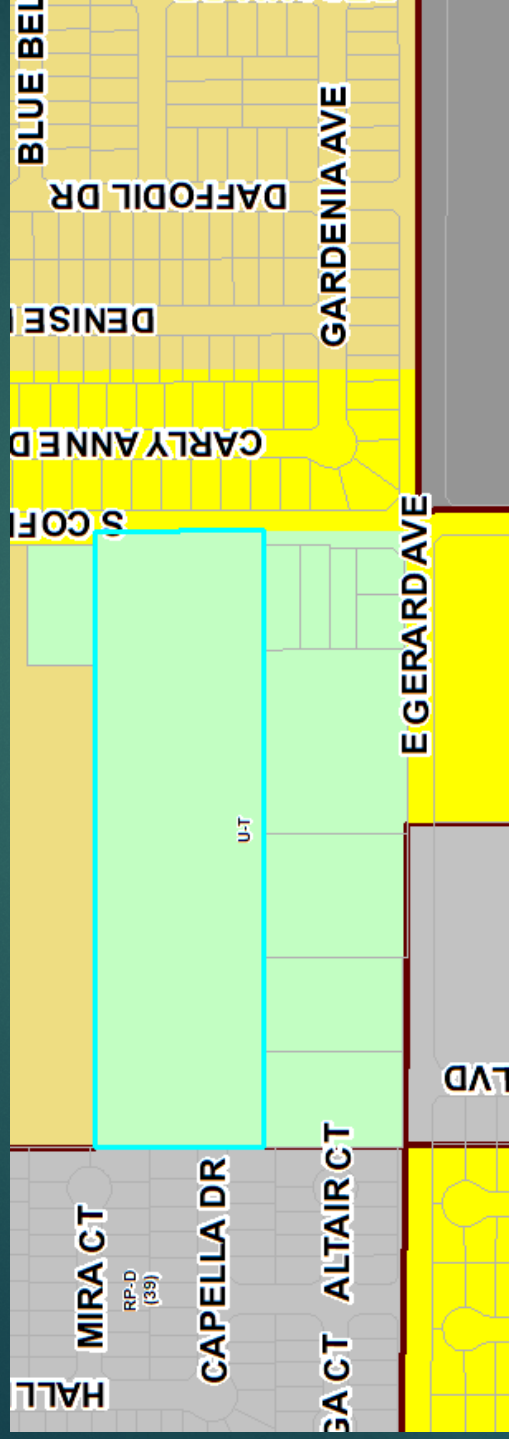
City-Wide Context





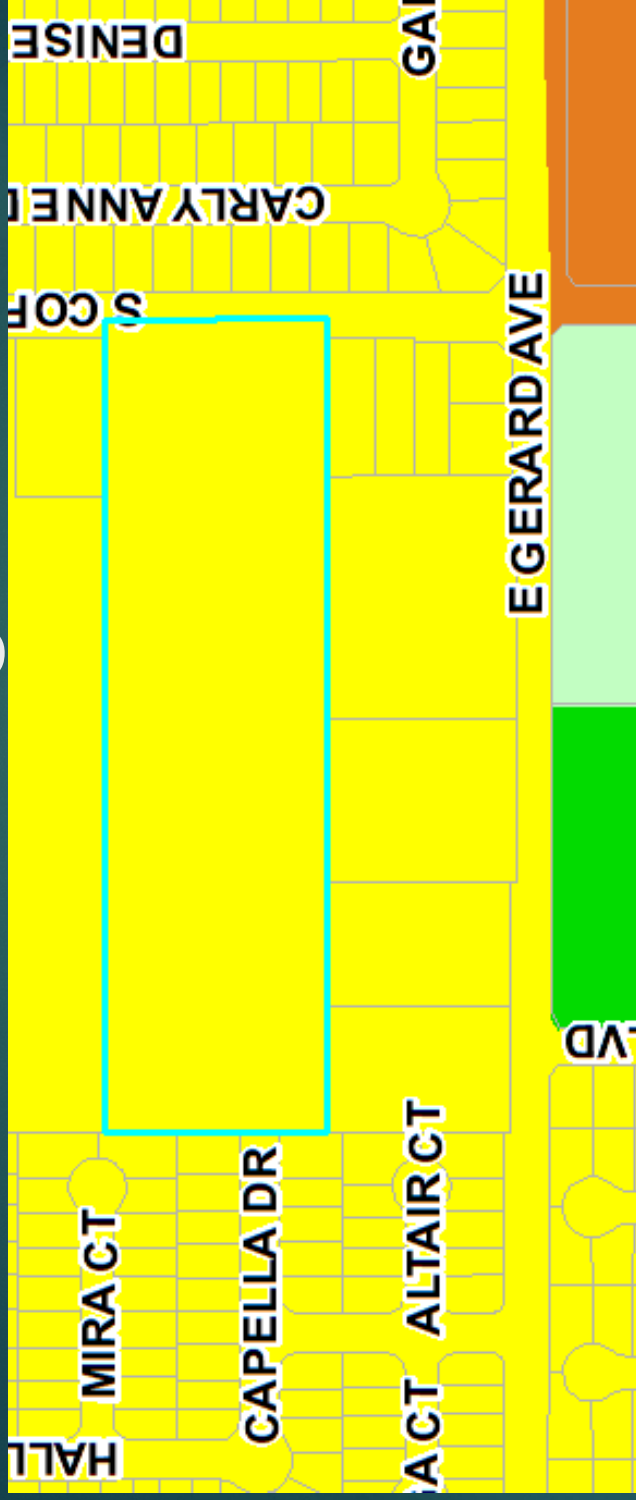


Zoning Map



- ▶ Property and surrounding sites Annexed into the City in 2007
- ▶ Green Color = U-T Zone which allows the legal continuation of County land use (agricultural uses).
- ▶ A Zone Change required if substantial changes to site are made, or a development is proposed as is the case with this development.

General Plan Designation

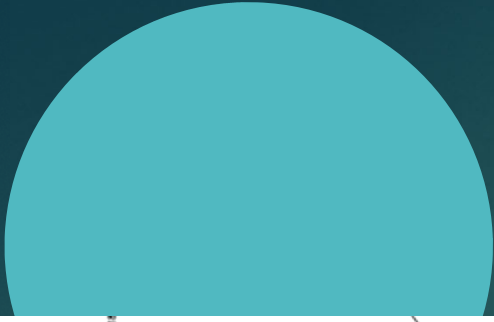


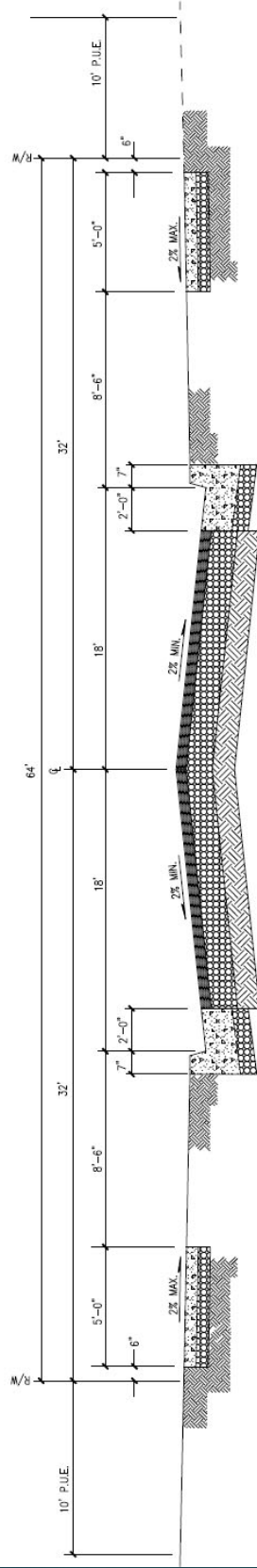
- ▶ Yellow color = Low-Density Residential (Single-Family Homes)
- ▶ Approval of the Zone Change would bring the site in compliance with the General Plan designation.
- ▶ Approval of Tentative Subdivision Map would fill-in the gap of missing infrastructure between the subdivisions to the East and West
- ▶ Low Density Residential allows 6 -12 units/acre (proposed 4.5 du/ac)

Street View (Existing Off-Site Condition)

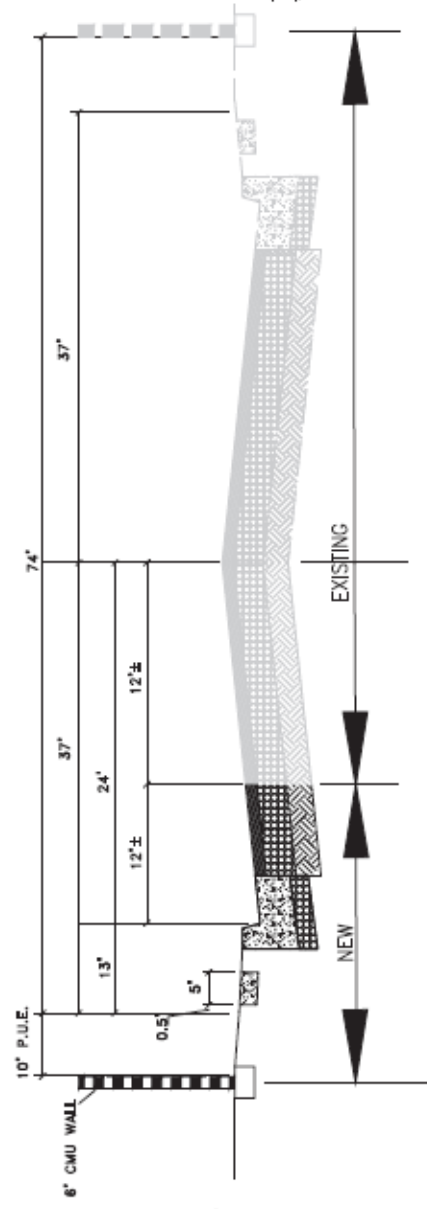


- ▶ Missing improvements and overhead power lines. Full-Road, curb/gutter/sidewalk, street trees, and streetlights required





64 FT. RIGHT OF WAY ROADWAY W/ VERTICAL CURB & GUTTER CAPELLA DRIVE



74 FT. RIGHT OF WAY ROADWAY W/ VERTICAL CURB & GUTTER COFFEE STREET

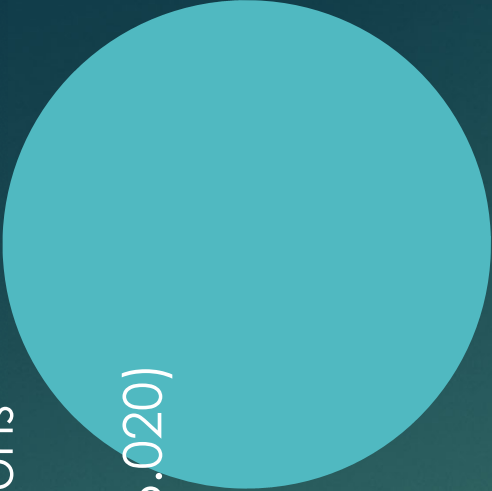
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TABLE 20.08-2 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Figure Label		Zoning District				
Lot and Density Standards (Minimums)						
Lot Area		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Lot Width [2]						
Interior Lots		125 ft.	85 ft.	70 ft.	60 ft.	50 ft.
Corner Lots		125 ft.	85 ft.	70 ft.	65 ft.	55 ft.
Lot Depth [3]		None	125 ft.	100 ft.	100 ft.	80 ft.
Lot Area per Dwelling Unit		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Primary Structure Standards						
Setbacks (min.)						
Exterior Yards, Front	A	30 ft.	30 ft.	20 ft.	20 ft.	15 ft. [1]
Exterior Yards, Side (Corner Lots only) [5]	B	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
Exterior Yards, Cul-De-Sacs		30 ft.	30 ft. [1]	15 ft. [1]	15 ft. [1]	15 ft. [1]
One Interior Yard	C	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
All Other Interior Yards	D	25 ft.	10 ft.	7 ft.	5 ft.	5 ft.
Height (max.)	E	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Feet						
Other Standards						
Accessory Structure Standards						
Driveway Length (min.)		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Lot Coverage (max.)		25%	30%	40%	45%	50%
Off-Street Parking						
Projections Into Required Yards						
Separation Between Structures (min.)						
As required by the California Building Code						



Elevations

- ▶ Applicant did not include floor plans or elevations
 - ▶ Elevations shall comply with Minimum Design Standards for Single-Family Homes (MMC 20.46.020)
- 

Planning Commission Review

- ▶ On December 7, 2022, the Planning Commission recommended City Council approve the Zone Change and approved the Tentative Subdivision Map for this housing project (contingent upon CC approval).
- ▶ The Planning Commission also recommended a Negative Declaration for the environmental review.

Affordability Requirements

- ▶ In 2022, the City Council adopted Resolution 2022-15 requiring 12.5% affordable housing for new subdivisions that trigger a legislative action agreement (such as a Zone Change) and have over 60 homes.
- ▶ Even though this project requires a Zone change, because it contains under 60 homes (45) it does not trigger affordable housing requirements.

City Council Action

Approve/Disapprove/Modify:

- ▶ Environmental Review #22-32 (Negative Declaration)
- ▶ Zone Change #431 via Ordinance
- ▶ Approving Legislative Action Agreement

