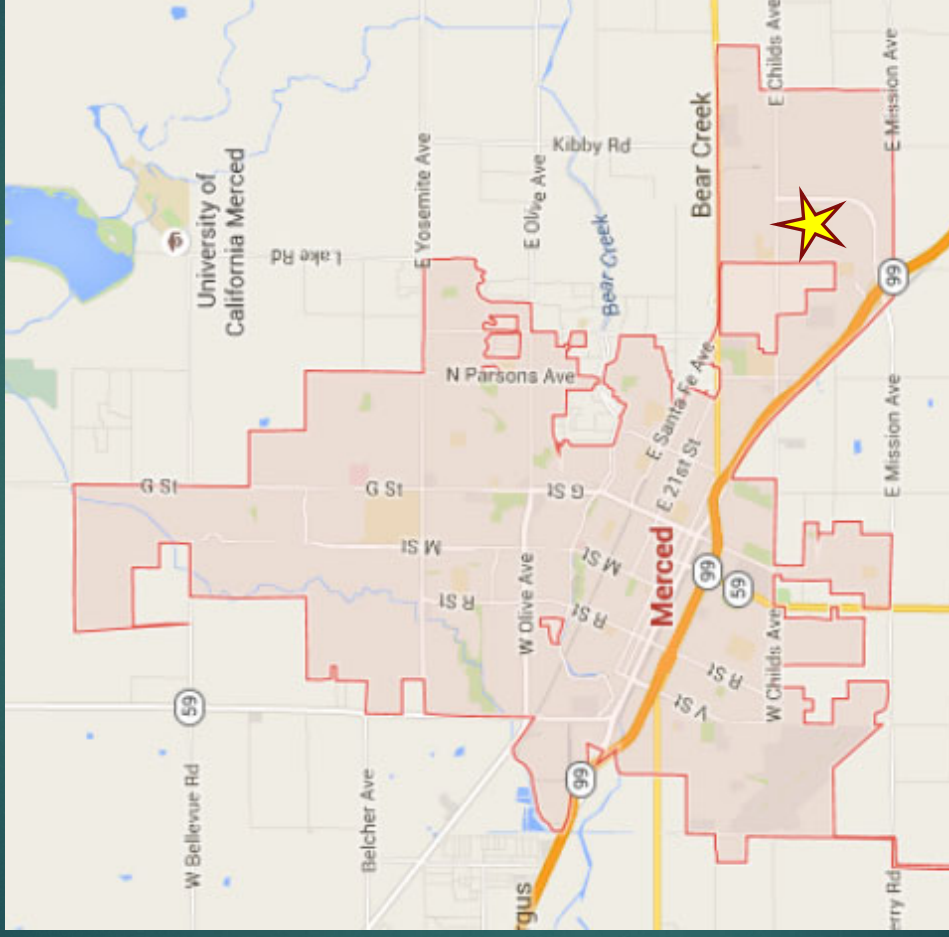


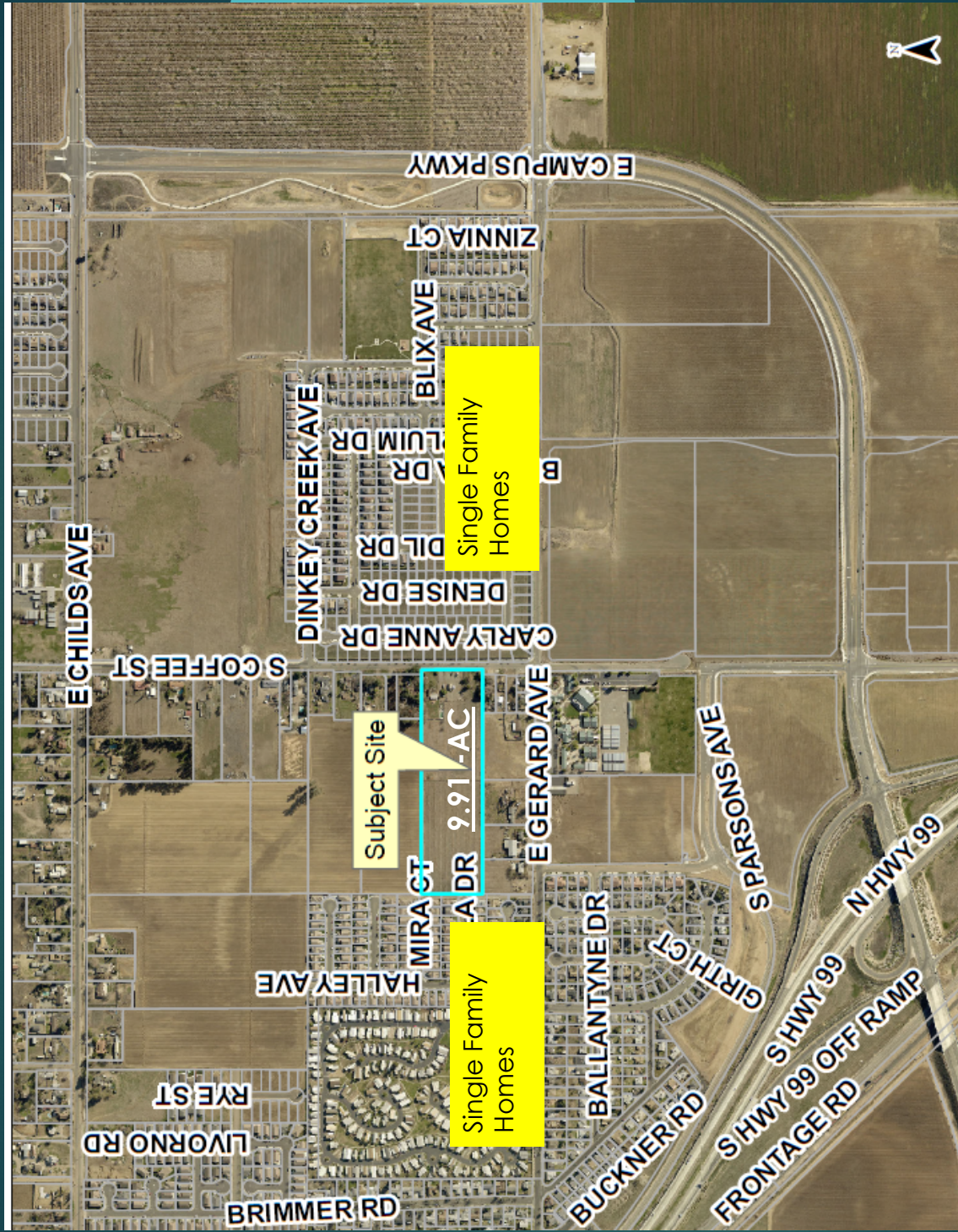


Capella Estates New Subdivision Single-Family Homes

SAM SAHOTA
ZC#431

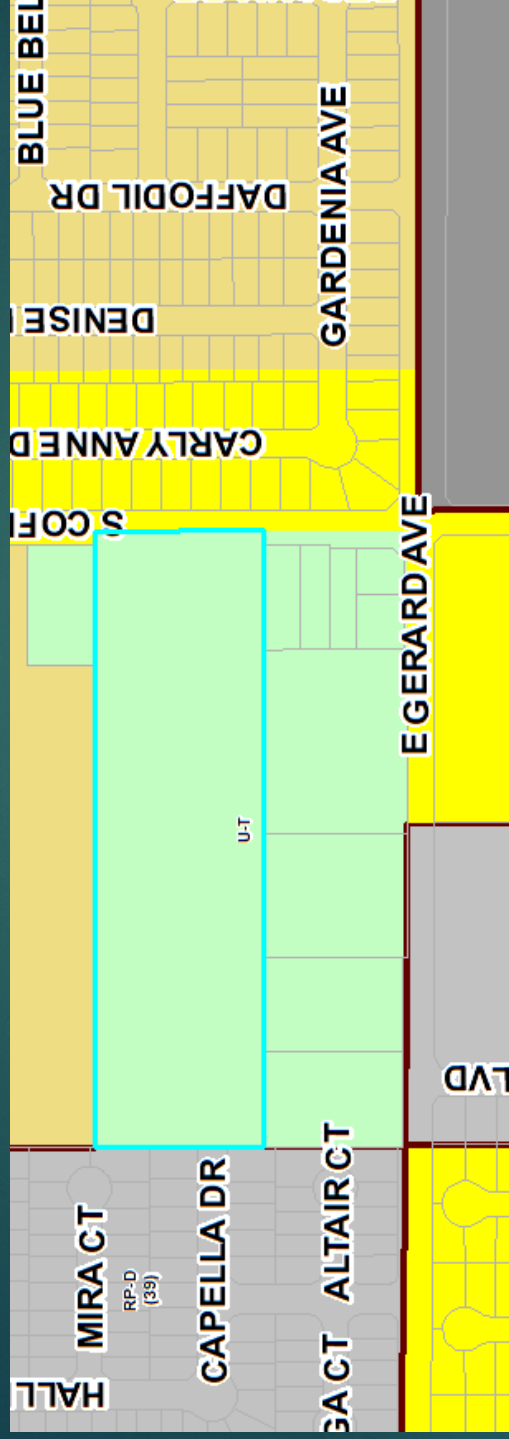
City-Wide Context





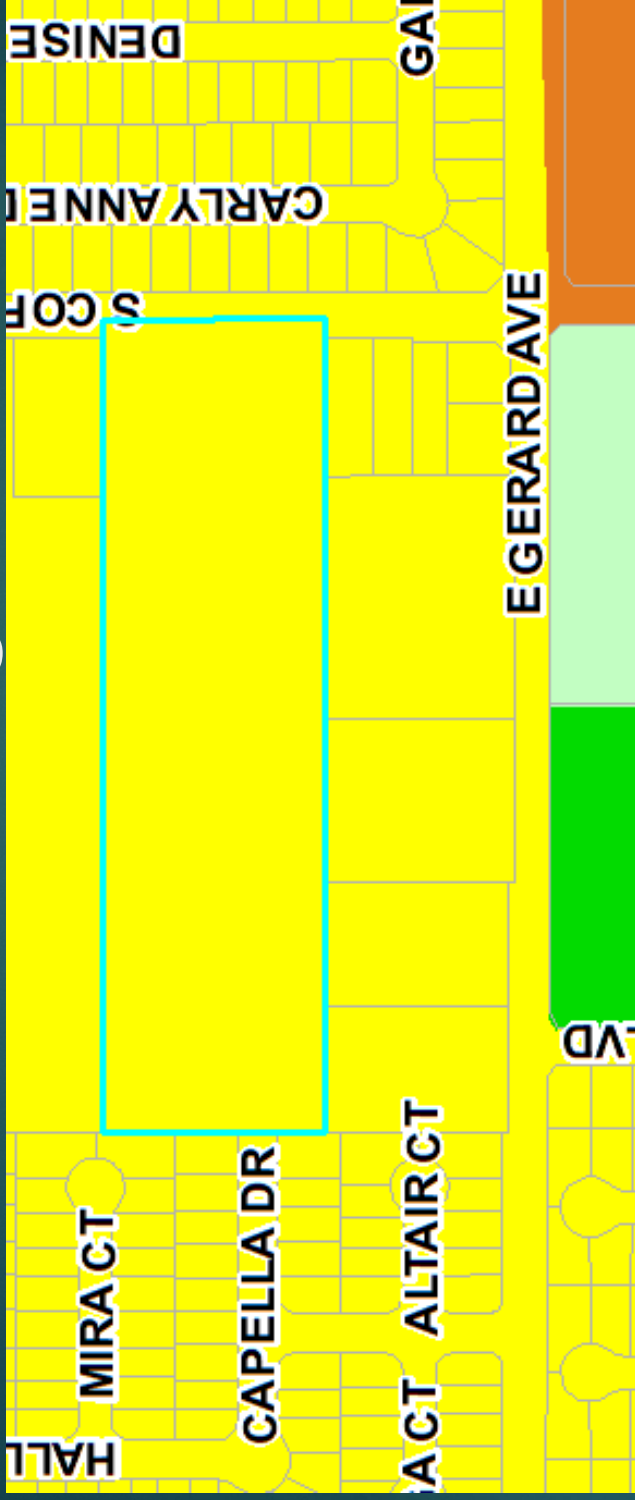


Zoning Map



- ▶ 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

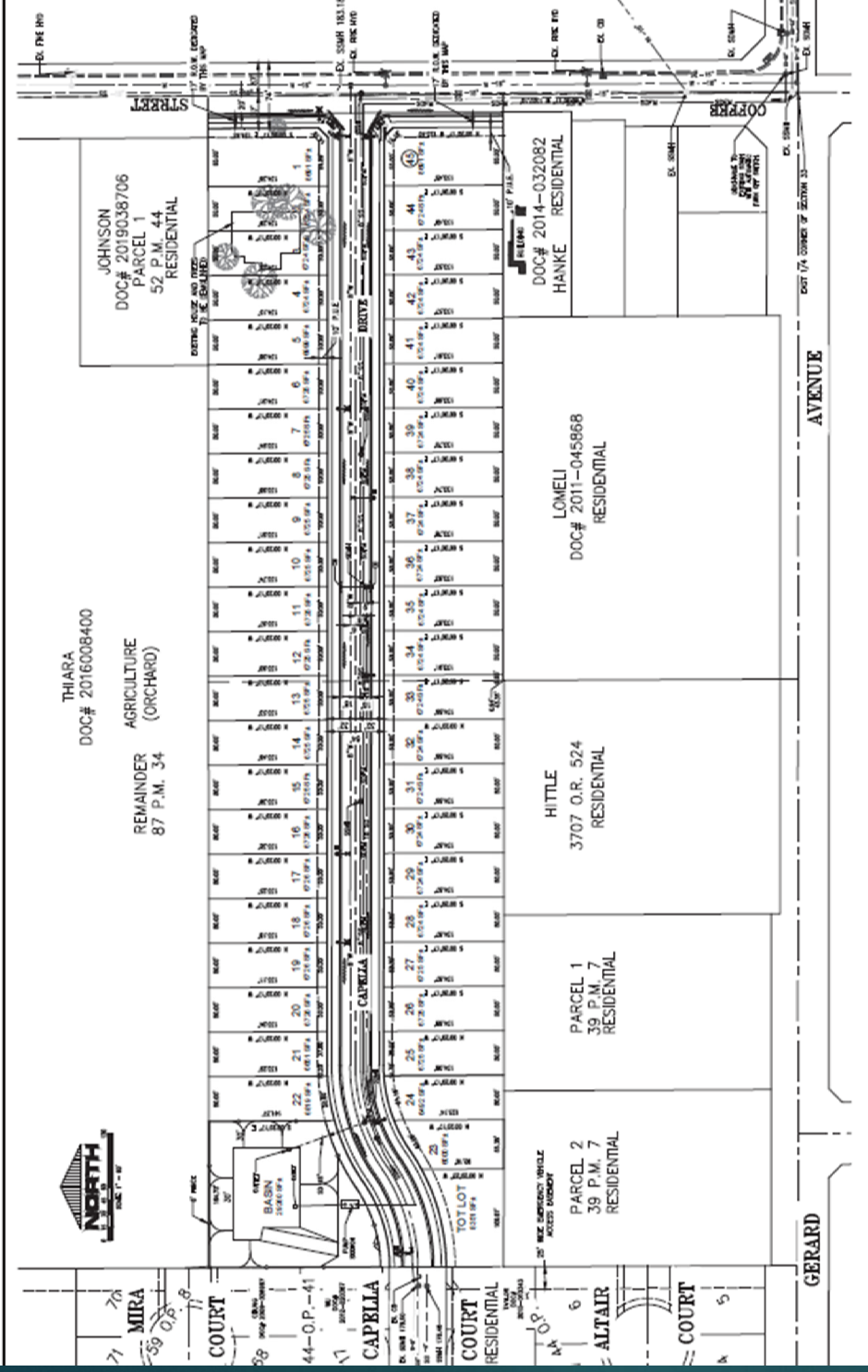


- ▶ Yellow color = Low-Density Residential (Single-Family Homes)
- ▶ Approval of the Zone Change would bring the site in compliance with the General Plan designation.
- ▶ Approval of Tentative Subdivision Map would fill-in the gap of missing infrastructure between the subdivisions to the East and West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

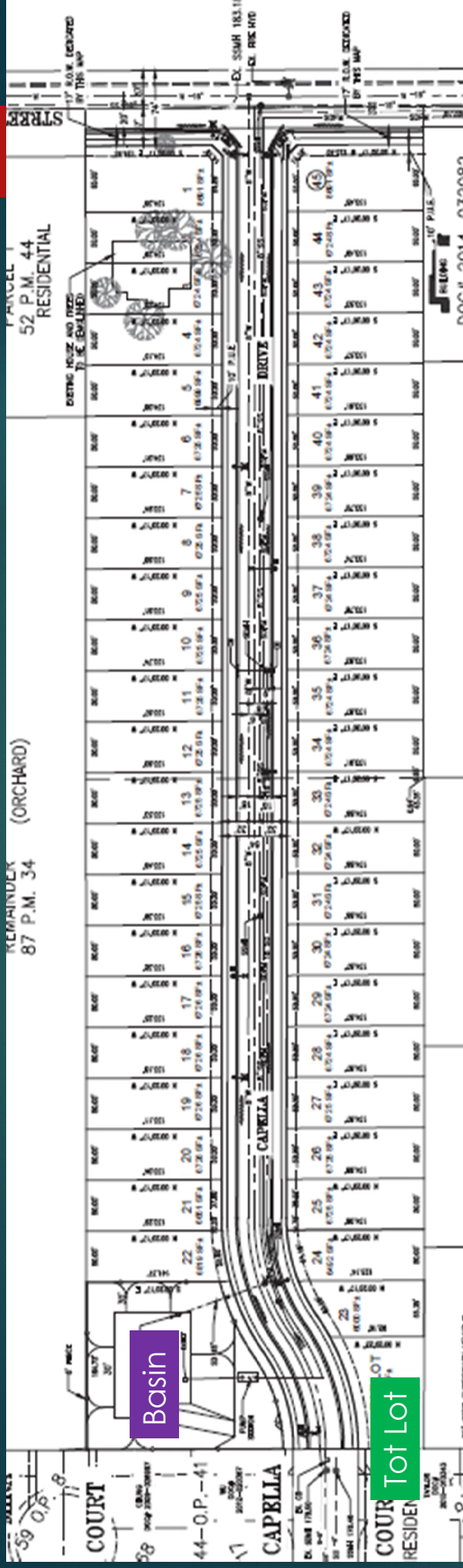
Street View (Existing Off-Site Condition)



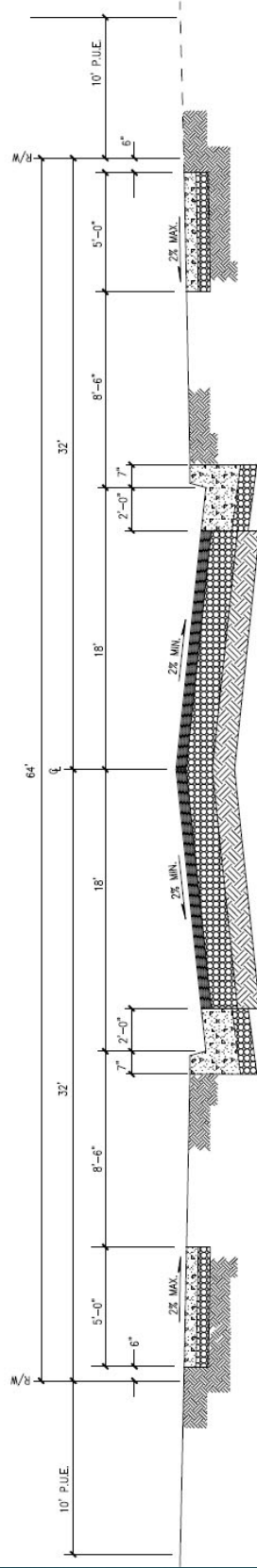
- ▶ Missing improvements and overhead power lines. Full-Road, curb/gutter/sidewalk, street trees, and streetlights required



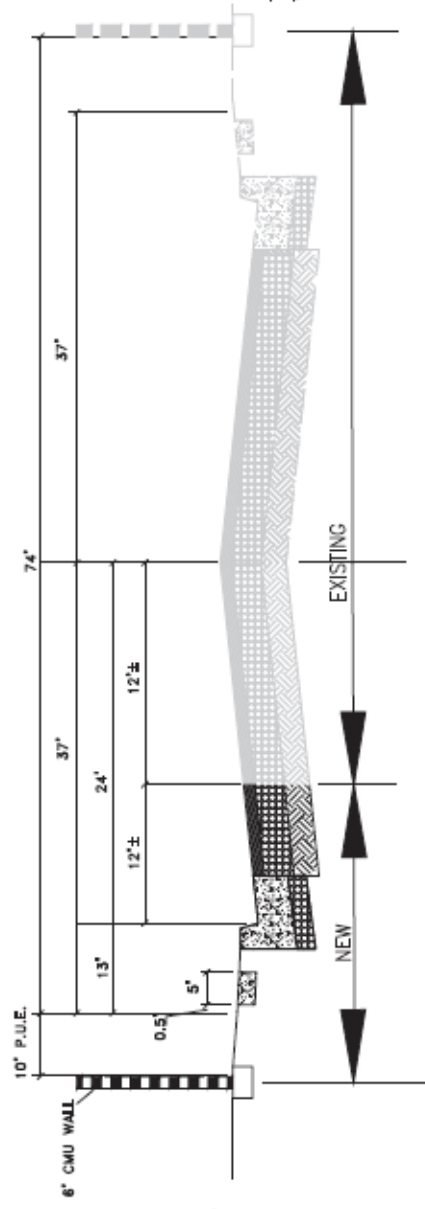
- ▶ 45 Residential Lots. Independent basin and tot lot (Affordable housing not triggered)
- ▶ Extension of Capella Drive out to Coffee Street (1/4 Mile)
- ▶ Improvements to be made along Coffee Street frontage



- ▶ Lots Range in size from 6,000 s.f. to 8,691 s.f.
- ▶ Basin on approximately 30,000-s.f. lot with pump station and 6-foot-tall perimeter fence
- ▶ Tot Lot 8,350 s.f.
- ▶ Lots minimum 50 feet wide and 133 feet deep
- ▶ Improvements to be made along Coffee St. (incl. 17-foot dedication) with CMU Block Wall
- ▶ 10-foot Public Utility Easements wrap around frontages
- ▶ Utility connections from West (existing Capella Drive)



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



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

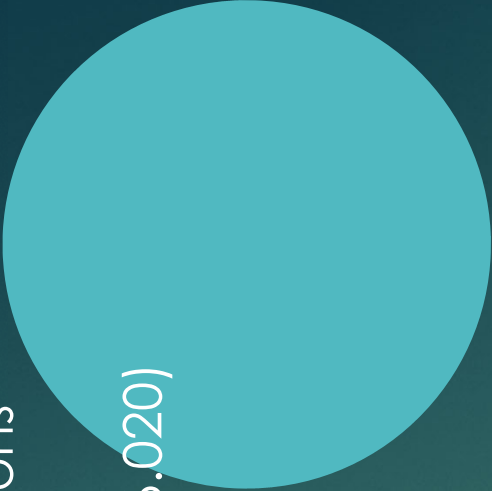
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TABLE 20.08-2 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

		Zoning District			
	Figure Label	R-R	R-1-20	R-1-10	R-1-5
Lot and Density Standards (Minimums)					
Lot Area		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Lot Width [2]					
Interior Lots		125 ft.	85 ft.	70 ft.	60 ft.
Corner Lots		125 ft.	85 ft.	70 ft.	65 ft.
Lot Depth [3]		None	125 ft.	100 ft.	100 ft.
Lot Area per Dwelling Unit		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Primary Structure Standards					
Setbacks (min.)					
Exterior Yards, Front	A	30 ft.	30 ft.	20 ft.	15 ft. [1]
Exterior Yards, Side (Corner Lots only) [5]	B	15 ft.	15 ft.	10 ft.	10 ft.
Exterior Yards, Cul-De-Sacs		30 ft.	30 ft. [1]	15 ft. [1]	15 ft. [1]
One Interior Yard	C	15 ft.	15 ft.	10 ft.	10 ft.
All Other Interior Yards	D	25 ft.	10 ft.	7 ft.	5 ft.
Height (max.)	E				
Feet		35 ft.	35 ft.	35 ft.	35 ft.
Other Standards					
Accessory Structure Standards		See Chapter 20.28			
Driveway Length (min.)		20 ft.	20 ft.	20 ft.	20 ft.
Lot Coverage (max.)		25%	30%	40%	50%
Off-Street Parking		See Chapter 20.38			
Projections Into Required Yards		See Chapter 20.26			
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

