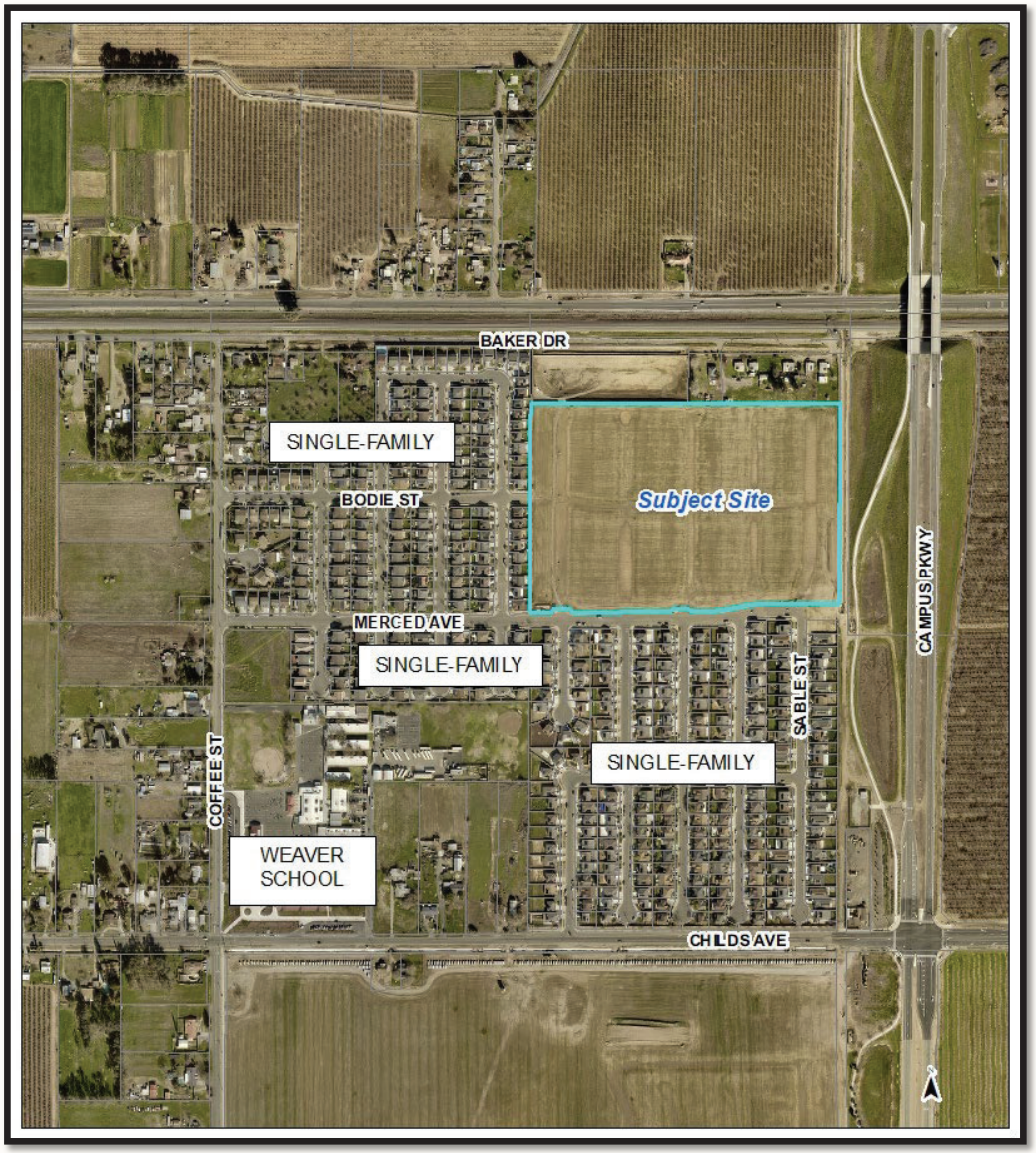
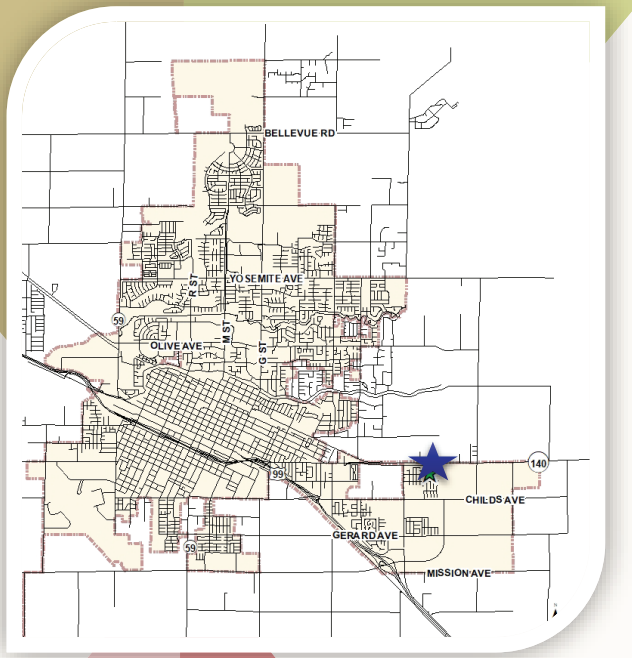
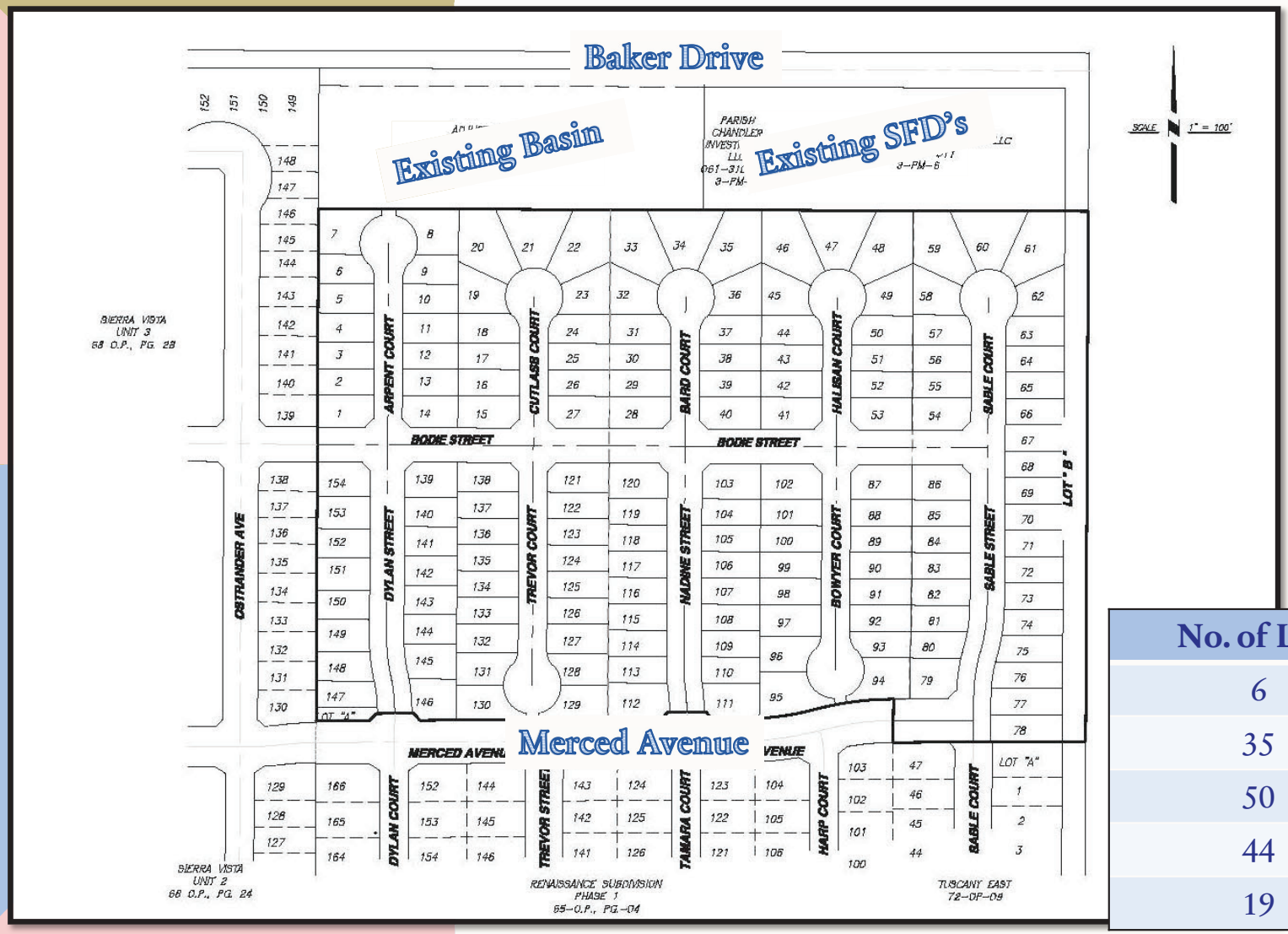
ATTACHMENT I

RENAISSANCE 154

Vesting Tentative
Subdivision Map #1322
&
Minor Modification #22-01


BAKER DR
SINGLE-FAMILY
BODIE ST
Subject Site
MERCED AVE
SINGLE-FAMILY
SINGLE-FAMILY
SABLE ST
CAMPUS PKWY
COFFEE ST
WEAVER SCHOOL
CHILDS AVE


BELLEVUE RD
YOSEMITE AVE
OLIVE AVE
59
99
140
CHILDS AVE
GERARD AVE
MISSION AVE



Approximately 25.6 acres

154 Lots

Lot Sizes: 4,121 s.f. to 9,663 s.f.

No. of Lots	Lot Size (S.F.)
6	4,121 to 4,370
35	4,414 to 4,500
50	4,501 to 4,991
44	5,101 to 5,890
19	6,160 to 9,663

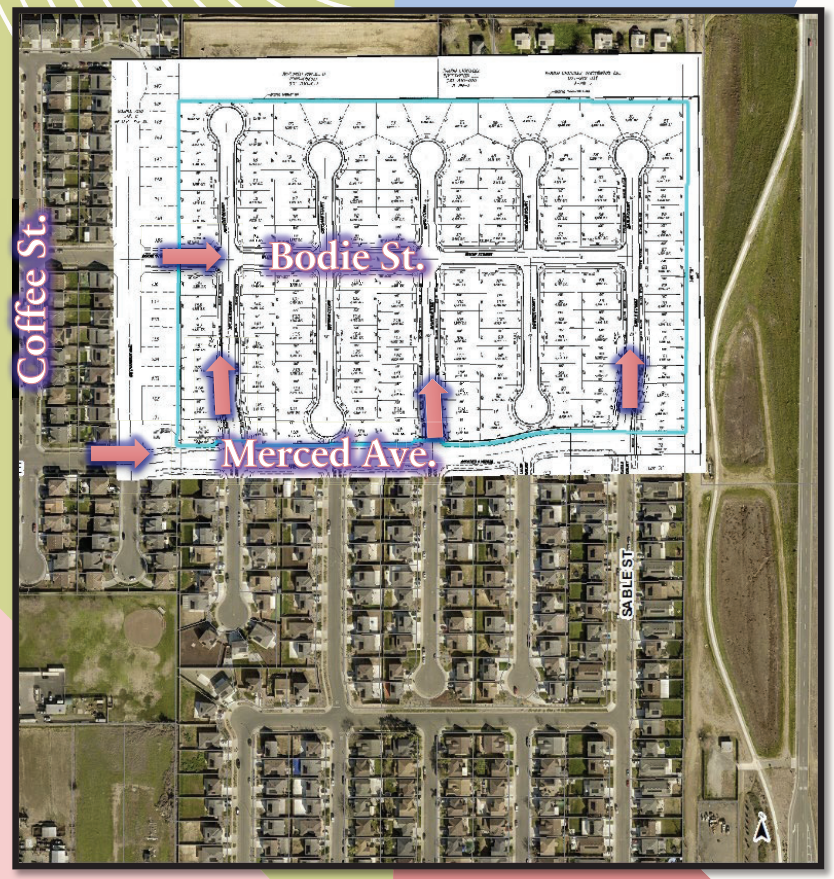
- **GENERAL PLAN DESIGNATION**
  LOW DENSITY RESIDENTIAL

- **ZONING**
  RP-D #56

Zoning Code Compliance

- The proposed density complies with the General Plan.
- With the approval of Minor Modification #22-01, the project complies with the Zoning designation of RP-D #56.
- RP-D #56 requires the minimum lot size to be 4,400 s.f.
- 6 of the proposed lots are less than 4,400 s.f.
- Approval of the Minor Modification would allow the smaller lot size for the 6 lots.

TRAFFIC/CIRCULATION



Access to the subdivision from:

- Merced Avenue (3 street connections)
- Bodie Street (via Coffee Street

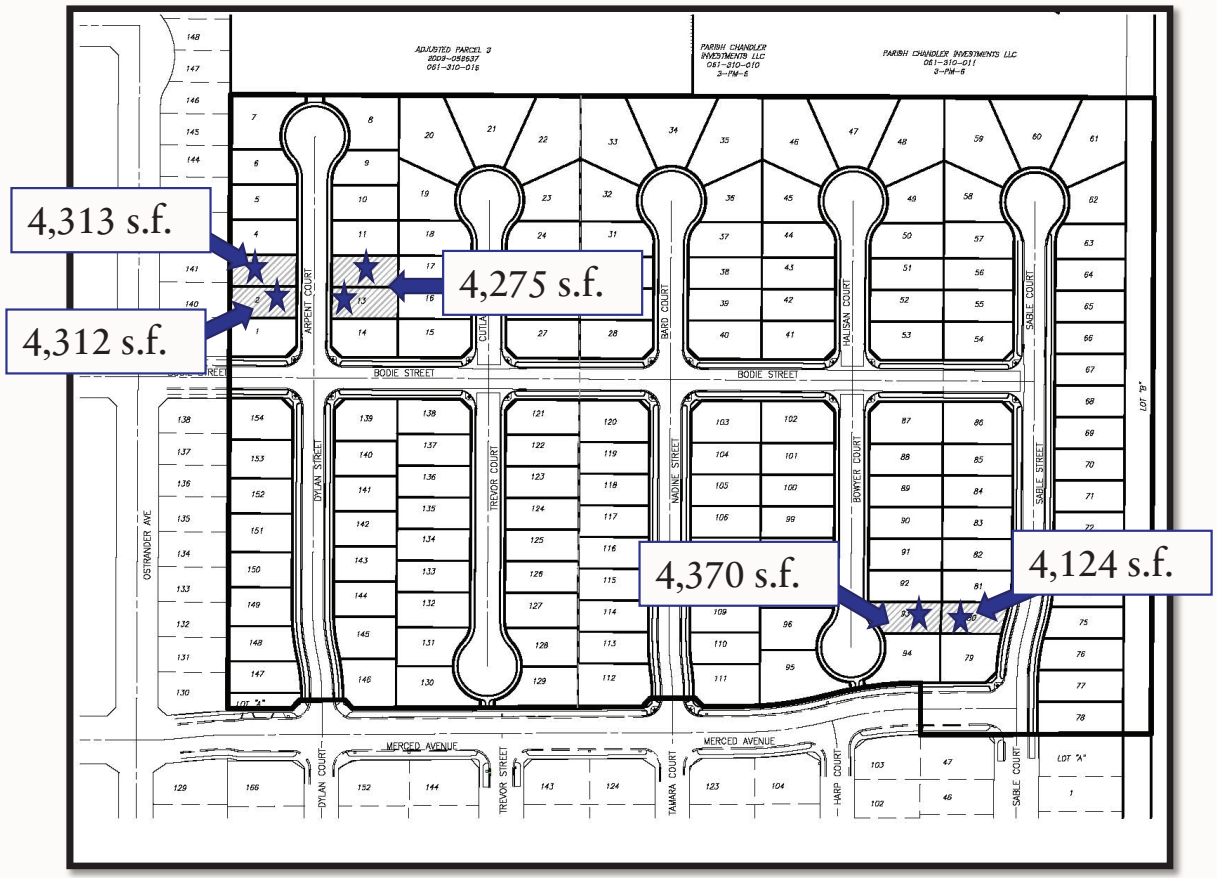
Traffic calming required on Merced Avenue and Bodie Street (Condition #20).

SITE DESIGN

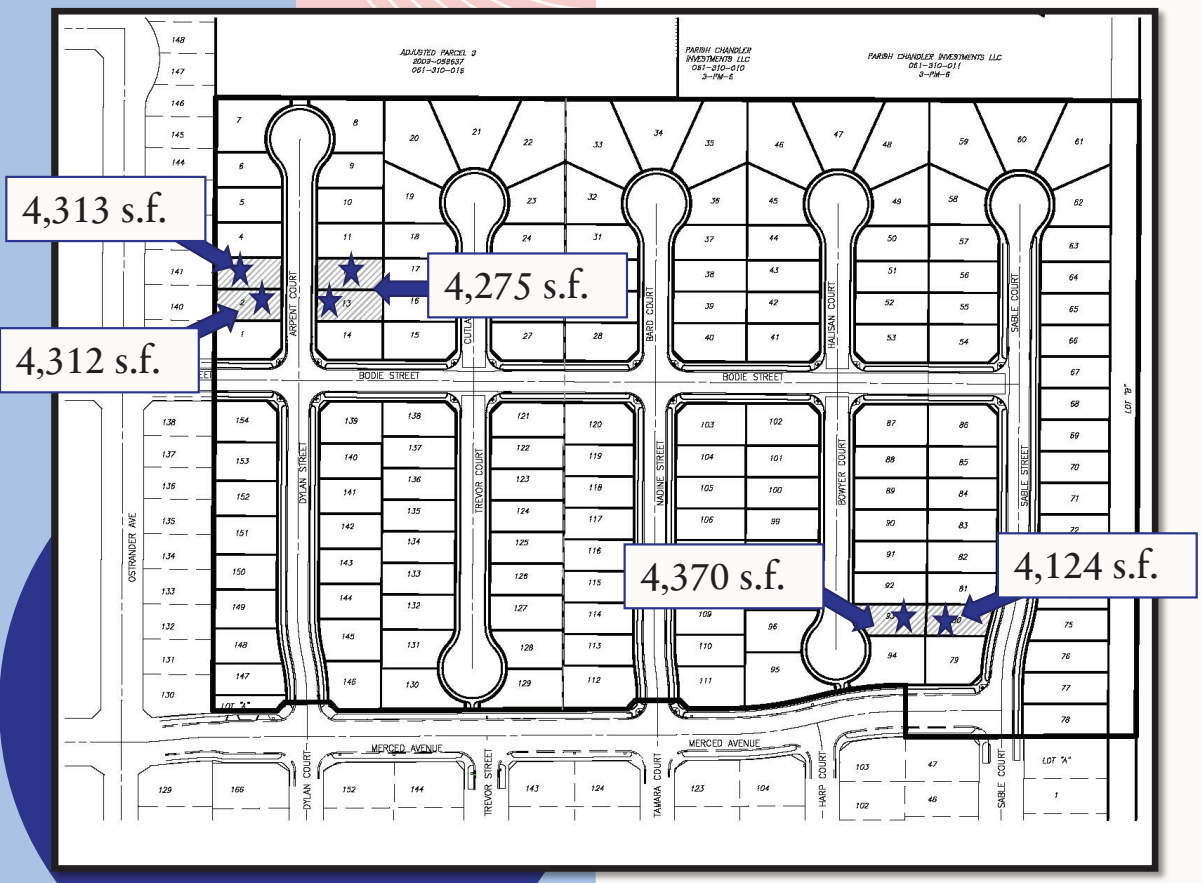
- The subdivision consists of a mixture of cul-de-sacs and through streets connecting to Merced Avenue.
- All cul-de-sac bulbs are required to meet Fire Department Standards and have a minimum diameter of 96 feet (Condition #17).
- Lot A as shown at the southwest corner of the site is an existing sewer lift station. Lot A shall be dedicated to the City with the Final Map (Condition #26).
- Lot B is the Hartley Lateral.
- A concrete block wall (or other approved material) is required along the eastern property line adjacent to the Hartley Lateral and along the norther property line adjacent to the existing residential (Condition #34).
- A concrete block wall (or other approved material) is required along the northern property line to mitigate noise from the railroad track and Hwy 140 (Condition #34).

SITE DESIGN (RP-D #56)

- Residential Planned Development requires a minimum lot size of 4,400 s.f.
- Lots Range in size from 4,121 s.f. to 9,663 s.f.
- 6 of the proposed lots are less than 4,400 s.f.
- Minor Modification #22-01 would allow the smaller lots.
- Setbacks shall comply with the Design Standards for RP-D #56 (Attachment D).



MINOR MODIFICATION #22-01



- Lots 2, 3, 12, 13, 80, and 93 are smaller than the 4,400 s.f. required by RP-D #56.
- MMC Section 20.20.020 allows minor changes to a Planned Development.
- The reduced lot size affects 4% of the total lots.
- The reduction varies from 3% to 10% below the required 4,400 s.f.
- The change was determined to be minor and could be approved with the Minor Use Permit process along with the Tentative Map.

TENTATIVE SUBDIVISION MAP

- Finding K of the Staff Report addresses the Findings required for a Tentative Subdivision Map.
- All requirements were met with the proposed map.
- Comments were received from MID and PG&E. There comments were reviewed and if appropriate included in the conditions of approval.

ENVIRONMENTAL REVIEW

The project site is consistent with the General Plan and Zoning Density requirements.

There are no impacts not previously analyzed by the General Plan or that are peculiar to this project.

A **Categorical Exemption** based on CEQA Section 15183 is recommended.

PLANNING COMMISSION ACTION

Approve/Disapprove/Modify:

- ❑ Environmental Review #22-31 (Categorical Exemption
- ❑ Vesting Tentative Subdivision Map #1322
- ❑ Minor Modification #22-01

Questions….