



Legislation Details

File #: 24-059 **Version:** 1 **Name:**
Type: Public Hearing Item **Status:** Agenda Ready
File created: 1/4/2024 **In control:** Planning Commission
On agenda: 1/17/2024 **Final action:** 1/17/2024
Title: SUBJECT: Vesting Tentative Subdivision Map #1327 and Site Plan Review Permit #530 (“Royal Wood Villas”) for Redondo and Cardella, LLC, property owner. This application involves a request to subdivide a 5.46-acre portion of a 10.42-acre parcel into 75 single-family lots (with zero-lot line dwellings) ranging in size from 1,500 square feet to 2,275 square feet, generally located on the south side of Cardella Road, west of El Redondo Drive (extended), within Residential Planned Development (RP-D) #57, with a General Plan designation of Village Residential (VR). *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
1) Environmental Review #23-34 (CEQA 15162 Findings)
2) Vesting Tentative Subdivision Map #1327
3) Site Plan Review Permit #530

SUMMARY

This item was originally heard by the Planning Commission during the Planning Commission meeting of December 20, 2023, but due to an error in the meeting start time in the Public Hearing Notice this item is being reheard.

The subject site is located south of Cardella Road, west of future extended El Redondo Drive. The applicant is requesting to subdivide a 5.46-acre portion of a 10.42-acre parcel into 75 small single-family lots with zero-lot line dwellings. Royal Wood Villas would be a gated community with private streets. The proposed single-family home lots range in size between 1,500 square feet and 2,275 square feet. The subject site is located within a Residential Planned Development (RP-D) #57 with a General Plan designation of Village Residential (VR). Because the proposal is located within a Residential Planned Development, a site plan review permit is required to assess the proposed site plan and development standards.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #23-34 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1327 (“Royal Wood Villas”), Site Plan Review Permit #530 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4126 at Attachment A of Planning Commission Staff Report #23-1069.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Draft PC Resolution.pdf, 2. Attachment B - Location Map.pdf, 3. Attachment C through E - Subdivision Layou.pdf, 4. Attachment F - Elevations.pdf, 5. Attachment G- Development Standards.pdf, 6. Attachment H - Residential Design Standards.pdf, 7. Attachment I - TSM Findings.pdf, 8. Attachment J - Revised TSM #1326.pdf, 9. Attachment K - Mitigation Monitoring Table.pdf, 10. Attachment L - Master List of Mitigation Measures.pdf, 11. Attachment M - Env Rev.pdf, 12. Attachment N - Presentation.pdf, 13. Attachment O - Public Comment reg VTSM #1327.pdf, 14. Attachment P - Public Comment reg VTSM #1327 .pdf

Date	Ver.	Action By	Action	Result
1/17/2024	1	Planning Commission		