



Legislation Text

File #: 24-497, Version: 1

Planning Commission Staff Report

Report Prepared by: Jonnie Lan, AICP, Principal Planner, Development Services Department

SUBJECT: Vesting Tentative Subdivision Map #1331, initiated by Anthony Sutter, Civil Engineer, on behalf of Miok Kim, property owner. This application involves a request to subdivide 3.35 acres of land into 14 R-1-6 standard residential single-family lots ranging in size from 6,979 square feet to 9,826 square feet. This property is generally located on Massasso Street, approximately 400 feet north of Highway 140 and approximately 875 feet south of Bear Creek and has General Plan designation of Low Density Residential (LD) and a Zoning designation of Low Density Residential (R-1-6). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #24-11 (Categorical Exemption)
- 2) Vesting Tentative Subdivision Map #1331

SUMMARY

This item was scheduled to be considered by the Planning Commission on June 17, 2024. However, due to an error when publishing the public notice, the item was continued to the July 3, 2024, meeting.

The applicant is proposing a tentative map for 14 single-family residential lots, north of Highway 140, east of Massasso Street and Thurman Drive (extended) (Attachment B). The existing single-family dwelling on the adjacent 19,813-square-foot lot is not part of this proposal. The proposed subdivision would subdivide 3.35 acres of land into 14 R-1-6 standard residential single-family lots ranging in size from 6,979 square feet to 9,826 square feet. Planning staff, along with other City staff, have reviewed the project and recommend approval subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-11 (Categorical Exemption) and Vesting Tentative Subdivision Map #1331 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4136 at Attachment A.

DISCUSSION

Project Description

The proposed project would subdivide 3.35 acres of land into 14 standard single-family lots (Attachment C). The subdivision could be accessed from one side by Massasso Street and the other

side by Rogina Avenue to the east. Rogina Avenue is proposed to terminate into a new section of Thurman Drive. The new section of Thurman Drive will connect with the existing northern section once the properties in between have been developed. There is currently no application on file with the City for such a proposal.

The subdivision will provide a density of about 4 dwelling units per acre, which is consistent with the average minimum density required by the Low Density Residential General Plan land use designation. In addition to the garage and driveway for each home, additional parking is provided along the streets, where it doesn't conflict with the movements of city refuse and public safety vehicles.

There currently is a "remainder lot" adjacent to Lot 4. This lot will be required to be combined with Lot 4, increasing the lot size to about 8,903 square feet.

Number of Lots	Lot Size (S.F)
1	6,979
5	7,285 to 7,378
7	8,516 to 8,903
1	9,826

Surrounding uses as noted in Attachment B.

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Single Family Dwelling on large formerly agricultural lot	R-1-6	Low Density (LD) Residential
South	Single Family Dwelling on large formerly agricultural lot	R-1-6	Low Density (LD) Residential
East	Single Family Dwellings	R-1-6	Low Density (LD) Residential
West	Single Family Dwellings	County	Residential Reserve

Background

The project site was part of the McSwain Road Annexation (#2) which was approved by the City Council in November 1986. In 2006, a similar proposal was approved by the Planning Commission. After a couple of extensions, the map expired, and the property changed ownership. The current owner is requesting that the Planning Commission consider the same layout, however after staff reviewed the proposed map, Fire and Engineering will require that the subdivision be designed to support access for both fire apparatus and refuse vehicles.

When the public notice was posted, staff received at least five comments from neighbors and interested parties, mostly concerned with traffic on Massasso Street, water availability, and the type of housing that would eventually be built. Planning staff reached out to residents with questions who left contact information. Merced Irrigation District also responded with comments that included conditions. Condition #10 requires the developer to contact and work with MID and comply with the entity's requirements. Staff has attached all written comments to this report.

The Planning staff requests that the Commission approve the application subject to the conditions.

Findings/Considerations

Please refer to Exhibit B of the Draft Planning Commission Resolution #4136 at Attachment A.

- A) Draft Planning Commission Resolution #4136
- B) Location Map
- C) Vesting Tentative Subdivision Map (VTSM) #1331
- D) MMC 18.16.080 Information Required
- E) Letters from Utilities
- F) Environmental Review - Categorical Exemption
- G) Draft Presentation