



Legislation Details (With Text)

File #: 23-227 **Version:** 1 **Name:**

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File created: 2/27/2023 **In control:** Planning Commission

On agenda: 4/5/2023 **Final action:** 4/5/2023

Title: SUBJECT: Vesting Tentative Subdivision Map #1322 and Minor Modification #22-01 for the Renaissance 154 Subdivision, initiated by Benchmark Engineering, on behalf of Likwid Asset Management, LLC, property owner. This application involves a request to subdivide 25.59 acres of land into 154 single-family lots ranging in size from 4,121 square feet to 9,663 square feet. The Minor Modification would allow six lots to be less than the minimum 4,400-square-foot lot size. This property is generally located north of Merced Avenue, approximately 1,300 feet east of Coffee Street and has General Plan designation of Low Density (LD) Residential and a Zoning designation of Residential Planned Development (RP-D) #56. ****PUBLIC HEARING****

ACTION: Approve/Disapprove/Modify
 1) Environmental Review #22-31 (Categorical Exemption)
 2) Vesting Tentative Subdivision Map #1322
 3) Minor Modification #22-01

SUMMARY

The project site is located north of Merced Avenue, approximately 1,300 feet east of Coffee Street. The proposed subdivision would subdivide 25.59 acres of land into 154 single-family lots. The Minor Modification would allow six of the lots to be less than the minimum lot size of 4,400 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 #22-31 (Categorical Exemption), Vesting Tentative Subdivision Map #1322 "Renaissance 154," and Minor Modification #22-01, (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4108 at Attachment A.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Att A - Draft Planning Commission Resolution #4108.pdf, 2. Att B - Location Map - VTSM 1322 v2.pdf, 3. Att C - VTSM #1322.pdf, 4. Att D - Developent Standards for RR-D #56.pdf, 5. Att E - Modified Lots Exhibit-- (002).pdf, 6. Att F - MMC_18.16.080__Information_required.pdf, 7. Att G -MID & PGE Comments.pdf, 8. Att H - Environmental Review.pdf, 9. Att I - Presentation Renaissance 154.pdf

Date	Ver.	Action By	Action	Result
4/5/2023	1	Planning Commission	approved	Pass

Planning Commission Staff Report

Report Prepared by: Julie Nelson, Senior Planner, Development Services Department

SUBJECT: Vesting Tentative Subdivision Map #1322 and Minor Modification #22-01 for the Renaissance 154 Subdivision, initiated by Benchmark Engineering, on behalf of Likwid Asset

Management, LLC, property owner. This application involves a request to subdivide 25.59 acres of land into 154 single-family lots ranging in size from 4,121 square feet to 9,663 square feet. The Minor Modification would allow six lots to be less than the minimum 4,400-square-foot lot size. This property is generally located north of Merced Avenue, approximately 1,300 feet east of Coffee Street and has General Plan designation of Low Density (LD) Residential and a Zoning designation of Residential Planned Development (RP-D) #56. **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #22-31 (Categorical Exemption)
- 2) Vesting Tentative Subdivision Map #1322
- 3) Minor Modification #22-01

SUMMARY

The project site is located north of Merced Avenue, approximately 1,300 feet east of Coffee Street. The proposed subdivision would subdivide 25.59 acres of land into 154 single-family lots. The Minor Modification would allow six of the lots to be less than the minimum lot size of 4,400 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 #22-31 (Categorical Exemption), Vesting Tentative Subdivision Map #1322 “Renaissance 154,” and Minor Modification #22-01, (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4108 at Attachment A.

DISCUSSION

Project Description

The proposed project would subdivide approximately 25.59 acres of land into 154 single-family lots (Attachment C). Primary access to the subdivision would be from Merced Avenue. The proposed subdivision could also be accessed from Childs Avenue through the Renaissance Phase 1 Subdivision that would provide connection on Sable Street (refer to Location Map at Attachment B) and from Coffee Street through the Sierra Vista Subdivision to the east via Bodie Street. The street system within the subdivision has three streets that connect to Merced Avenue (Dylan Street, Nadine Street, and Sable Street). Bodie Street is an east/west street that bisects the subdivision with five cul-de-sacs to the north of Bodie Street and the three through streets previously mentioned and two cul-de-sacs to the south of Bodie Street (refer to the Tentative map at Attachment C).

The 154 lots within the subdivision would range in size from 4,121 to 9,663 square feet. The table below provides a breakdown of the number of lots and the size of the lots. Six of the 154 lots are smaller than the minimum lot size of 4,400 square feet. Minor Modification #22-01 addresses this exception to the minimum lot size.

Number 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
*Less than the Minimum Lot Size	

The proposed subdivision would provide a gross density of 6 units per acre, which is consistent with Low Density (LD) Residential General Plan land use designation.

Design standards for Residential Planned Development (RP-D) #56 were established in 2005 (refer to Attachment D). All construction shall comply with these standards, unless otherwise approved by Minor Modification #22-01.

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 Dwellings/Drainage Basin	R-1-5	Low Density (LD) Residential
South	Single Family Dwellings (across Merced Avenue)	R-1-5 & R-1-6	Low Density (LD) Residential
East	Open Space/Campus Parkway	Heavy Industrial	Manufacturing/Industrial
West	Single Family Dwellings	Planned Development (P-D) #54	Low Density (LD) Residential

Background

The project site was part of the Weaver Annexation which was approved in 1997. At that time the site was zoned R-1-5 (Low Density Residential). In 2005, the city approved Zone Change #392 and the Establishment of Residential Planned Development (RP-D) #56 to allow for a smaller lot subdivision.

Also in 2005, a tentative subdivision was approved that was very similar in design to the proposed subdivision. Unfortunately, this map expired prior to development occurring.

Regional Housing Needs Allocation Unit Production Policy

On April 4, 2022, the City Council adopted Resolution 2022-15 which implements a Regional Housing Needs Allocation (RHNA) Unit Production Policy. This policy is intended to assist in the development affordable housing. The policy applies to all new development entitlements that require the execution of a Pre-Annexation Development Agreement, Development Agreement, or Legislative Action Agreement. This project is not subject to any of the above listed agreements.

Findings/Considerations

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

- A) Draft Planning Commission Resolution #4108
- B) Location Map
- C) Vesting Tentative Subdivision Map #1322
- D) Development Standards for RP-D #56
- E) Lots for Minor Modification
- F) MMC 18.16.080 (Tentative Subdivision Maps)
- G) Comments from MID and PG&E
- H) Environmental Review (Categorical Exemption)