



Legislation Details

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

**Type:** Public Hearing Item      **Status:** Agenda Ready

**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