

## Planning Commission Staff Report

May 21, 2008  
Item 4.a.

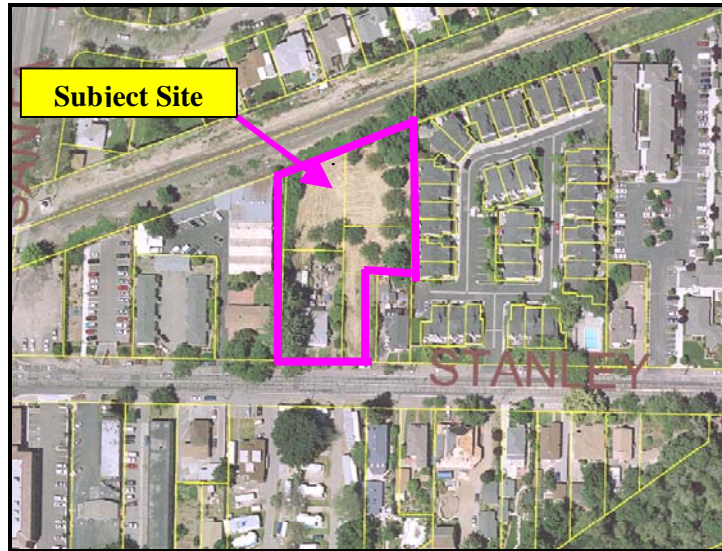
- SUBJECT:** PREV-695
- APPLICANT/  
PROPERTY OWNER:** Dave DiDonato/Donato Builders, Inc.
- PURPOSE:** Work session to review and receive comment for a proposal for a PUD rezoning and development plan to construct fourteen (14) two-story single family detached homes on an approximately 1.2-acre site.
- GENERAL PLAN:** Medium Density Residential – two-to-eight dwelling units per gross acre
- SPECIFIC PLAN:** Downtown Specific Plan
- ZONING:** Rezone from the existing R-1-6,500 zoning district to the PUD-HDR (Planned Unit Development – High Density Residential) District
- LOCATION:** 4189 Stanley Boulevard
- ATTACHMENTS:**
1. Exhibit B, Discussion Points
  2. Exhibit A, Conceptual Site Plan, Floor Plan, Elevations, dated “Received May 7, 2008”
  3. Exhibit C, Location Map

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### BACKGROUND

The subject site is located on the north side of Stanley Boulevard within the Downtown Specific Plan area. It has a current General Plan land use designation of Medium Density Residential and a zoning designation of single-family residential district with a minimum lot size of 6,500 square feet.

In March 2002, the City Council adopted the Downtown Specific Plan, including the Land Use Map for sites within the specific plan area. As shown on the Land Use Map of the Downtown Specific Plan, the subject site has a land use designation of High Density Residential. As the City is currently in the process of updating the 1996 General Plan, an amendment would be processed so that the site's High Density Residential designation would be reflected in the General Plan Land Use Map.



### **Project Location**

The entitlements the applicant is seeking approval for are:

- A General Plan amendment to change the current land use designation of Medium Density Residential to High Density Residential;
- Planned Unit Development to rezone the site from the existing R-1-6,500 zoning district to PUD-HDR (Planned Unit Development – High Density Residential) District;
- A tentative map to subdivide the site to 14 lots with one common parcel for access, utilities, etc.

### **SITE DESCRIPTION**

The subject site abuts Stanley Boulevard on the south (front) and the Union Pacific Railroad on the north (rear). It consists of five contiguous parcels with a combined site area of approximately 1.2 acres. The site presently includes a single-family home located on one of the four parcels near the front of the property. The remaining three parcels are currently vacant.

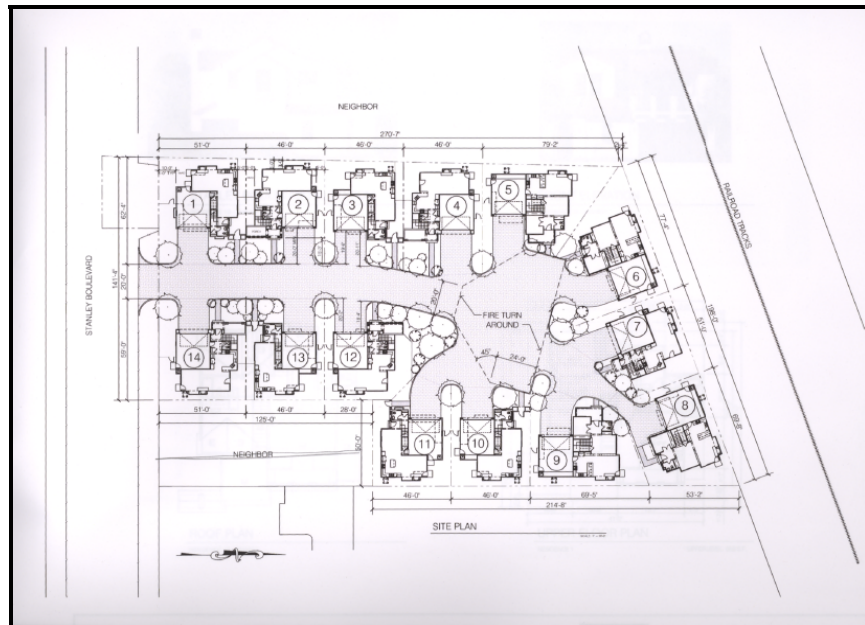
The surrounding land uses are commercial use to the immediate west, high density residential uses to the east, and commercial and single-family uses to the south.

## PROJECT DESCRIPTION

The application is for the construction of 14 single-family detached homes on the site. The existing home would be demolished to accommodate the proposed development.

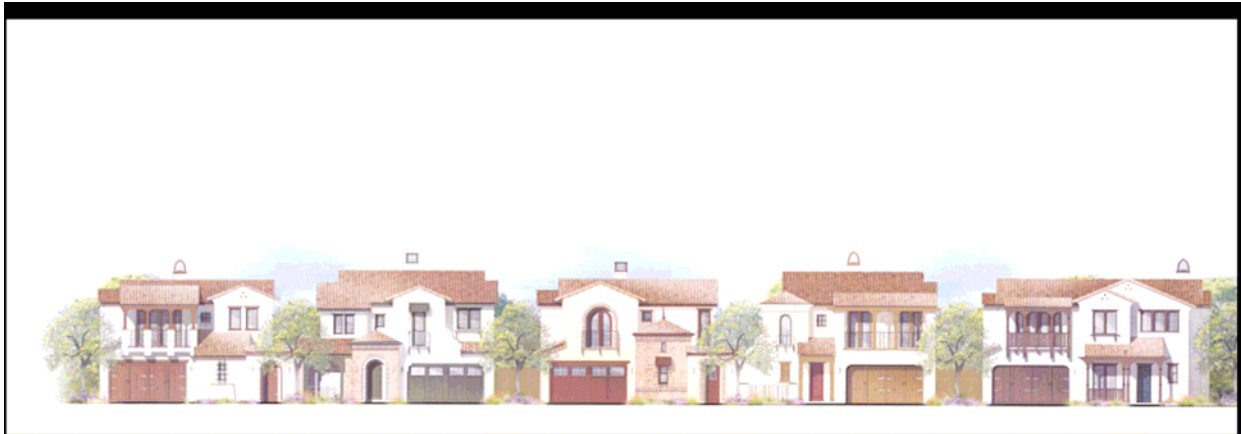
As proposed, a single private road from Stanley Boulevard provides access to each of the homes. The following shows the details of the proposal:

Lot Size:	2,390 square feet to 3,420 square feet
House Size:	1,650 square feet to 2,050 square feet.
Setbacks:	Front Yard: Varies
Side Yard:	5 feet minimum on each side (Lots 1-5, and Lots 10-14)
	Rear Yard: 3'-0" feet
Height:	39.5 feet
Parking:	traditional two-car garage
Guest Parking:	on the driveway



**Proposed Site Plan**

The proposal shows two architectural styles with four different elevations.



**Proposed Elevations Facing the Private Road**

**DISCUSSION**

Discussion Point No. 1 – Would the proposed density be acceptable?

With the approval of the General Plan amendment, the proposed 14 single-family homes on an approximately 1.2-acre site would generate a density of 11.67 units per acre (or 12 units per acre). The General Plan allows a density of greater than eight dwelling units per acre. The site is one of the few infill sites in the City that has a high-density land use designation. As such, would the proposed density be acceptable?

Discussion Point No. 2 – Would the proposed site plan be acceptable?

The proposed plan shows that the lot size varies from 2,390 square feet to 3,420 square feet. A 20-foot wide private road would provide primary access to the development. This driveway would then branch off and become a driveway to each home. Landscaping pockets are proposed in front of each home; however, there is no sidewalk within the development. The number of driveways conveying on the end of the private road exceeds the number of driveways that would convey on a typical cul-de-sac. Would the proposed layout be acceptable?

Discussion Point No. 3 – Would the guest parking area be acceptable?

As shown on the proposal, there are no guest parking spaces proposed within the development. The applicant proposes to use driveway area as the designated guest parking for each home. In a straight single-family zoning district, the front yard setback is 23 feet. Staff has found that a 20-foot deep driveway may also accommodate vehicles

parked on the driveway without encroaching into the sidewalk area. In this proposal, not all of driveways have the depth of 20 feet. Staff has been requesting in other high-density development that guest parking spaces other than the driveway area be provided. Would this guest-parking proposal be acceptable?

Discussion Point No. 4 – Would the proposed setbacks be acceptable?

As shown on the site plan, the proposed side yard setbacks are five feet on each side except that for Lots 5 –9, one side yard setback is greater than five feet. The site plan shows that all lots have a rear yard setback of three feet. The site plan does not specify the front yard for each home. Would the proposed side and rear yard setbacks be acceptable?

Discussion Point No. 5 – Would the proposed open space area for the development and for each home be acceptable?

Based on the site layout, it appears that a small courtyard averaging approximately 225 square feet would be provided for each home. The proposed development does not include a common open space area. Given its proximity to Downtown, would it be accept not to have individual open space for all of the lots and not to have a common area within the development?

Discussion Point No. 6 – Would the proposed Floor Area Ratio (FAR) be acceptable?

As shown on the proposal, home sizes would be between 1,650 square feet and 2,050 square feet on lots with sizes varying from 2,390 square feet to 3,420 square feet. As such, the average Floor Area Ratio (FAR) could be approximately 70 percent. Would the proposed FAR be acceptable?

Discussion Point No. 7 – Would the proposed architecture be acceptable?

The proposed architecture includes two designs with four elevations. All units are oriented toward the private road. The proposed development is in the Downtown Specific Plan area. Would the building orientation and architecture styles be acceptable?

**PUBLIC NOTICE**

Notice of this workshop was sent to all property owners and occupants within 1,000 feet of the subject property.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review the items identified by staff for discussion and provide direction concerning desired changes to the proposal.

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