

January 12, 2021

Item E1 Famhy Subdivision

PLANNING COMMISSION MEETING

Staff: Mayank Patel, Associate Planner

Zoom Webinar: <https://zoom.us/j/91858194048>

AGENDA

1. Project Applicant & Location
2. Project Proposal, Context, Plans, Entitlements, & Findings
3. Staff Recommendation
4. Questions
5. Public Testimony
6. Commission Deliberation & Action

Project Applicant & Location



37503 & 37511
Cherry Street

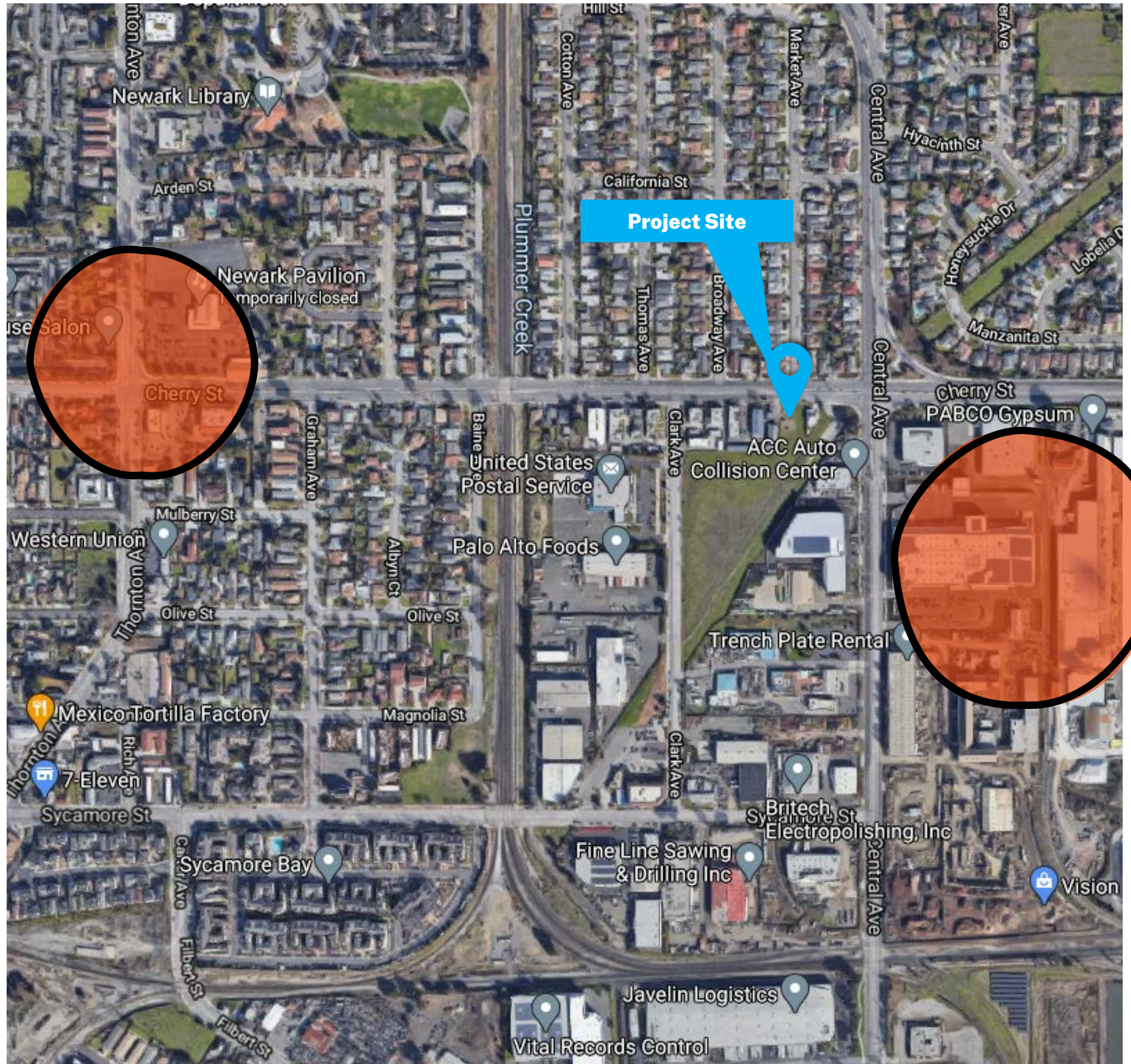
Project Proposal

1. A Planned Development Overlay District and a Planned Development Plan; and
2. A Vesting Tentative Tract Map



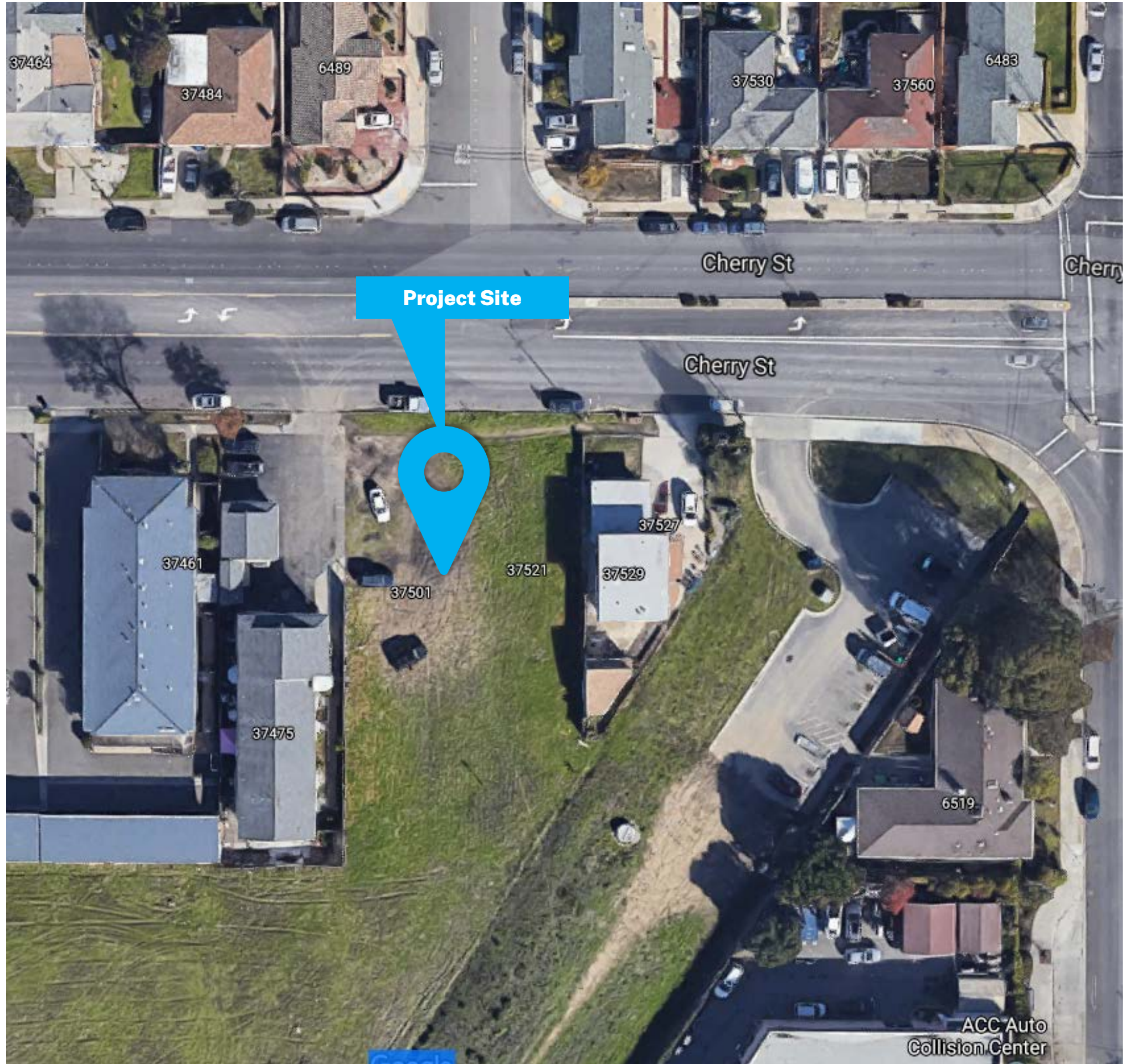
Project Context

Surrounding Area



Project Context

Immediate Area



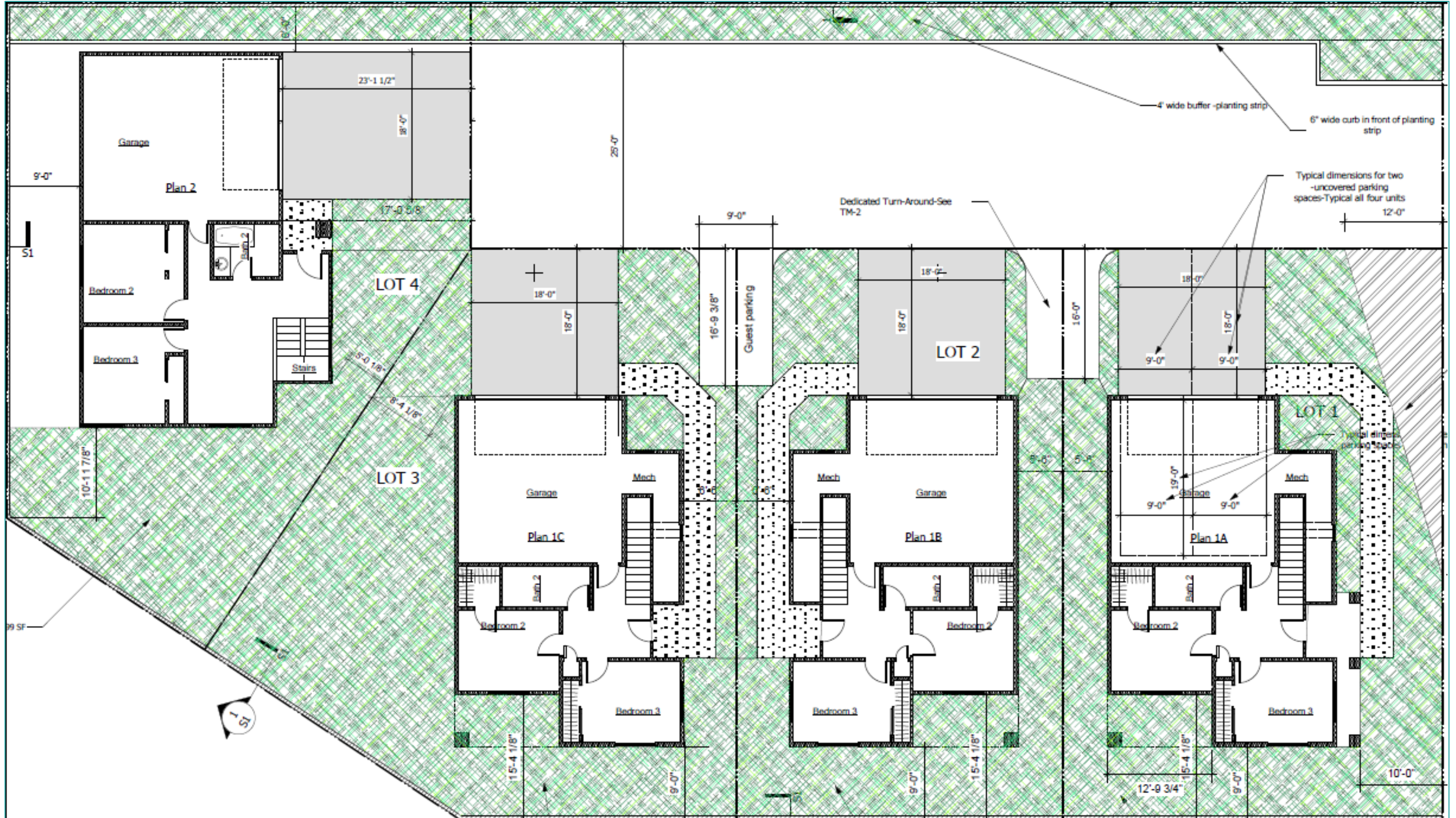
Project Context

Images



Project Plans

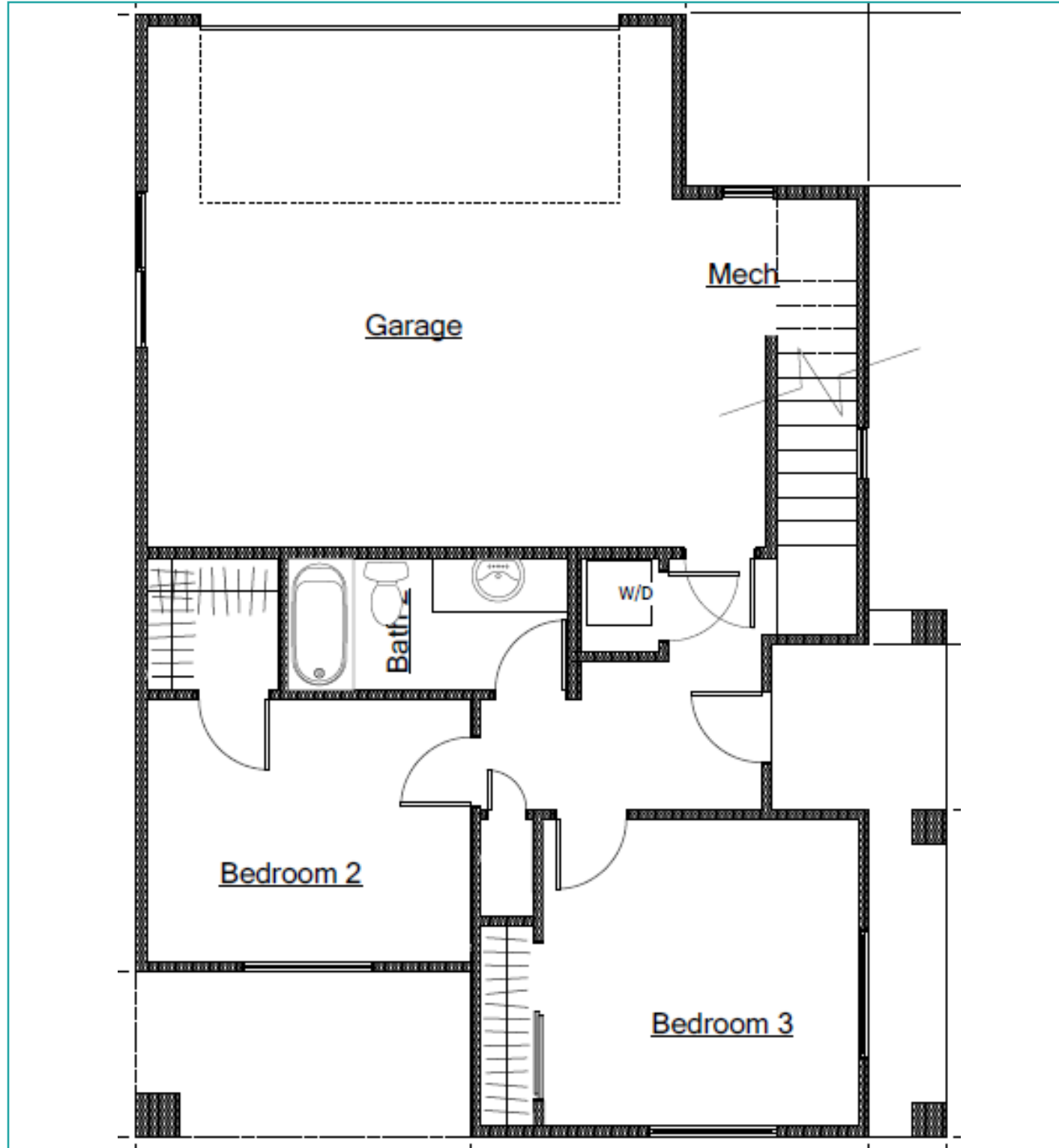
SITE PLAN



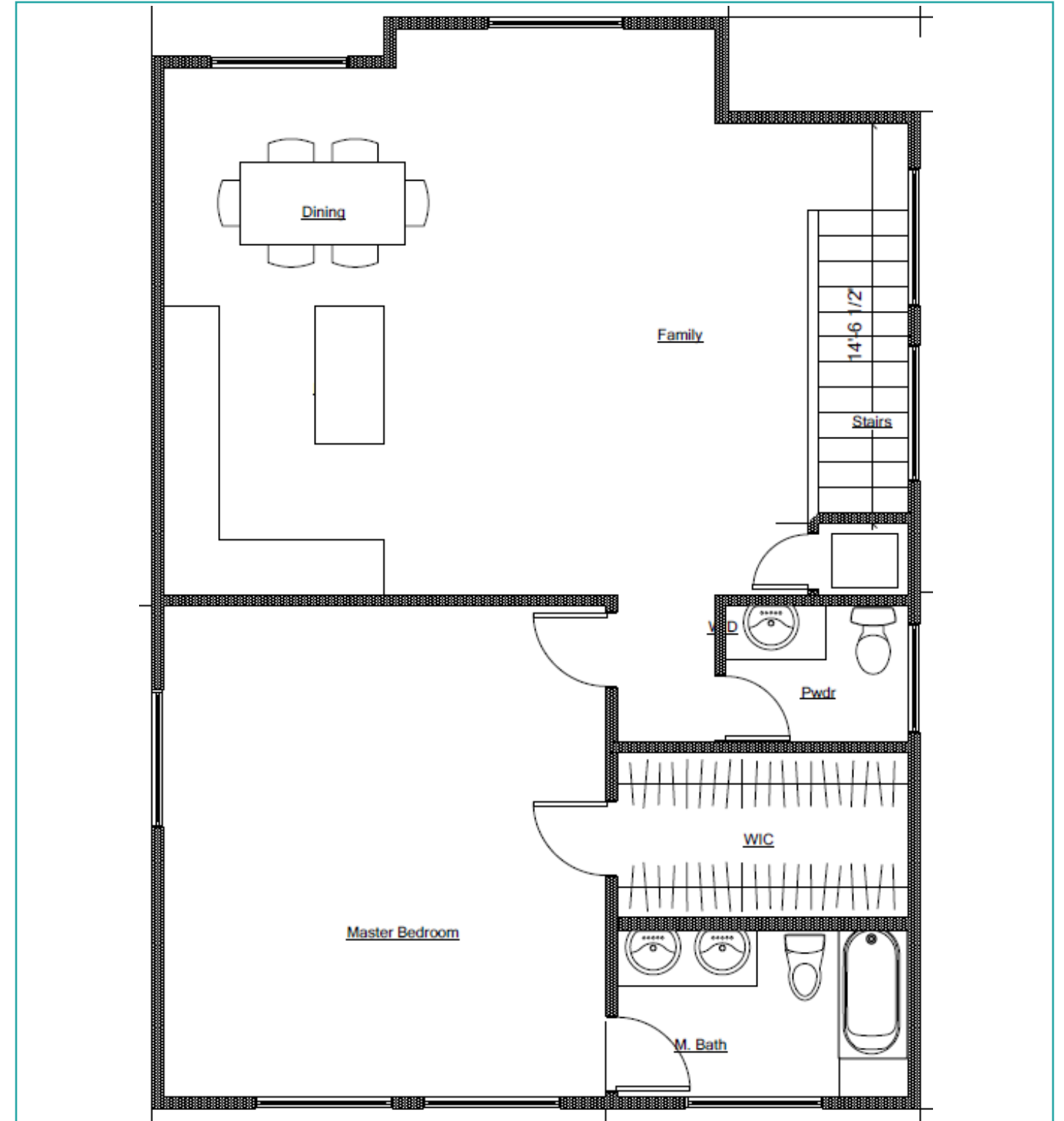
Project Plans

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FLOOR PLAN - Plan 1



Ground Floor

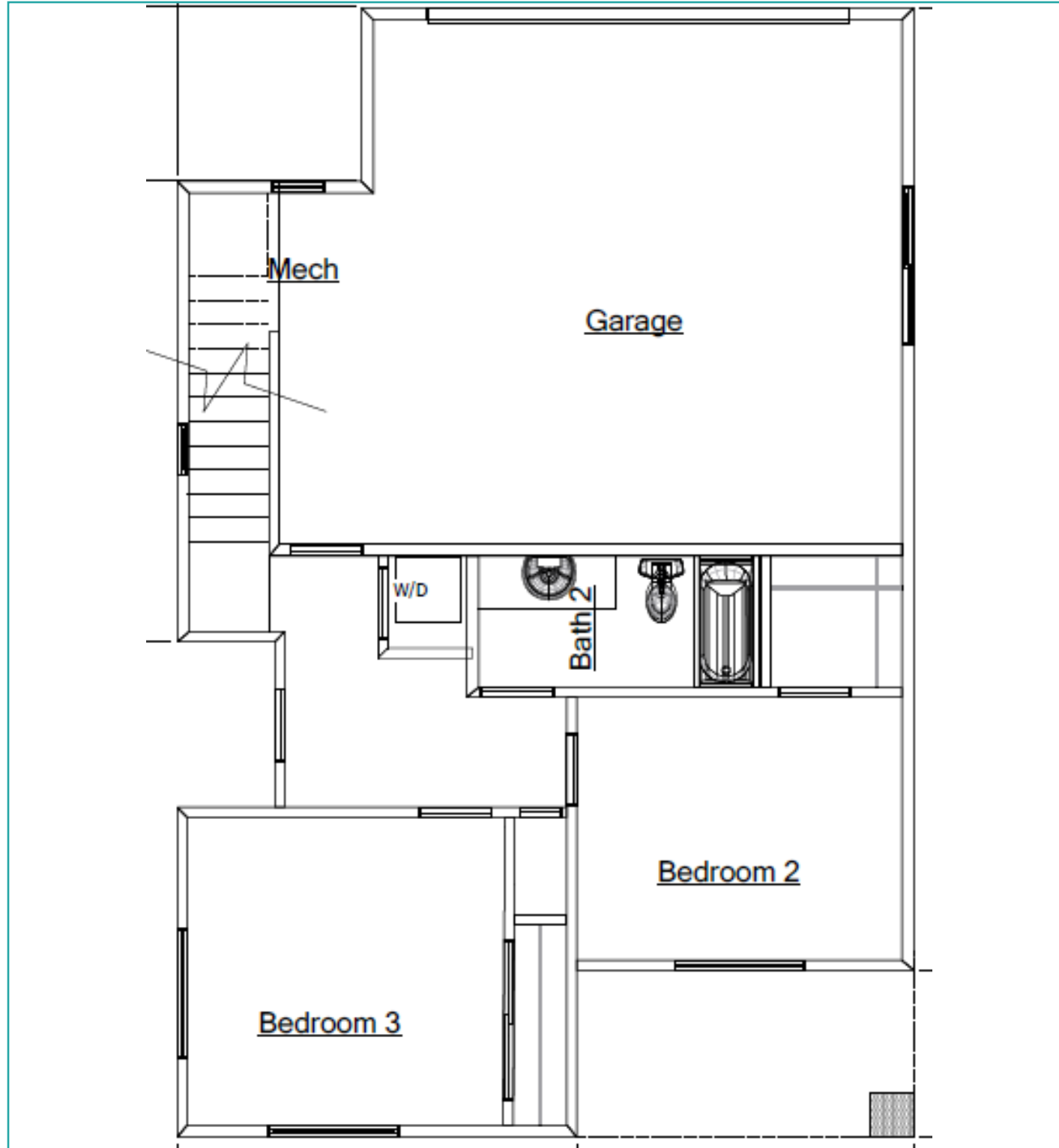


Upper Floor

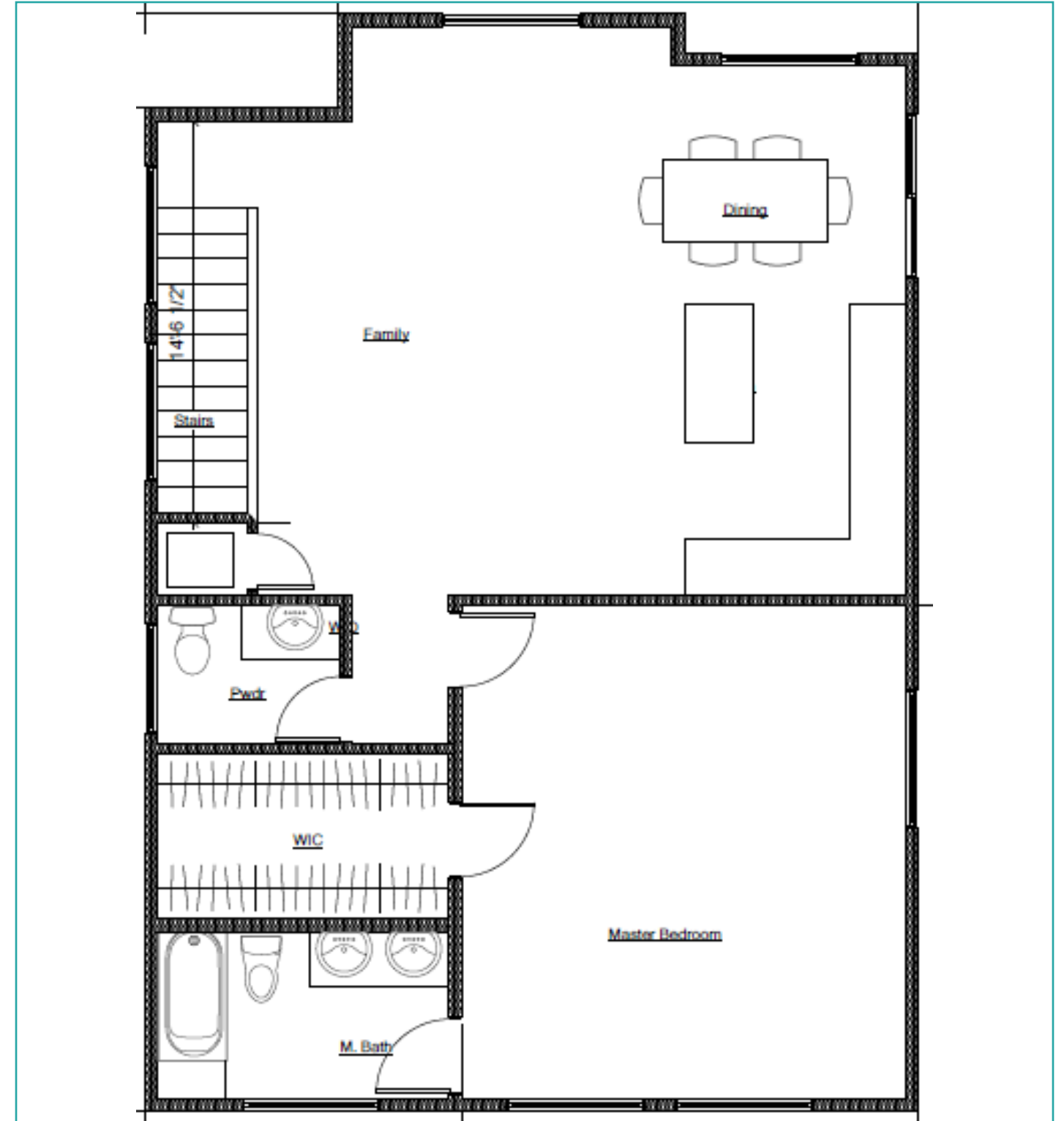
Project Plans

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FLOOR PLAN - Plan 2



Ground Floor

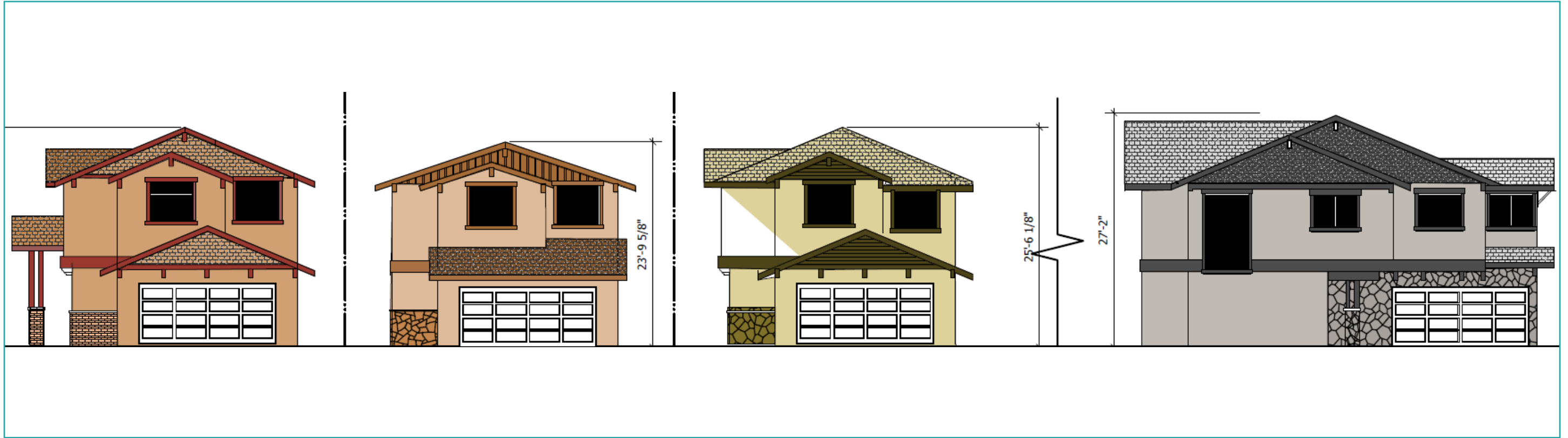


Upper Floor

Project Plans

ELEVATIONS

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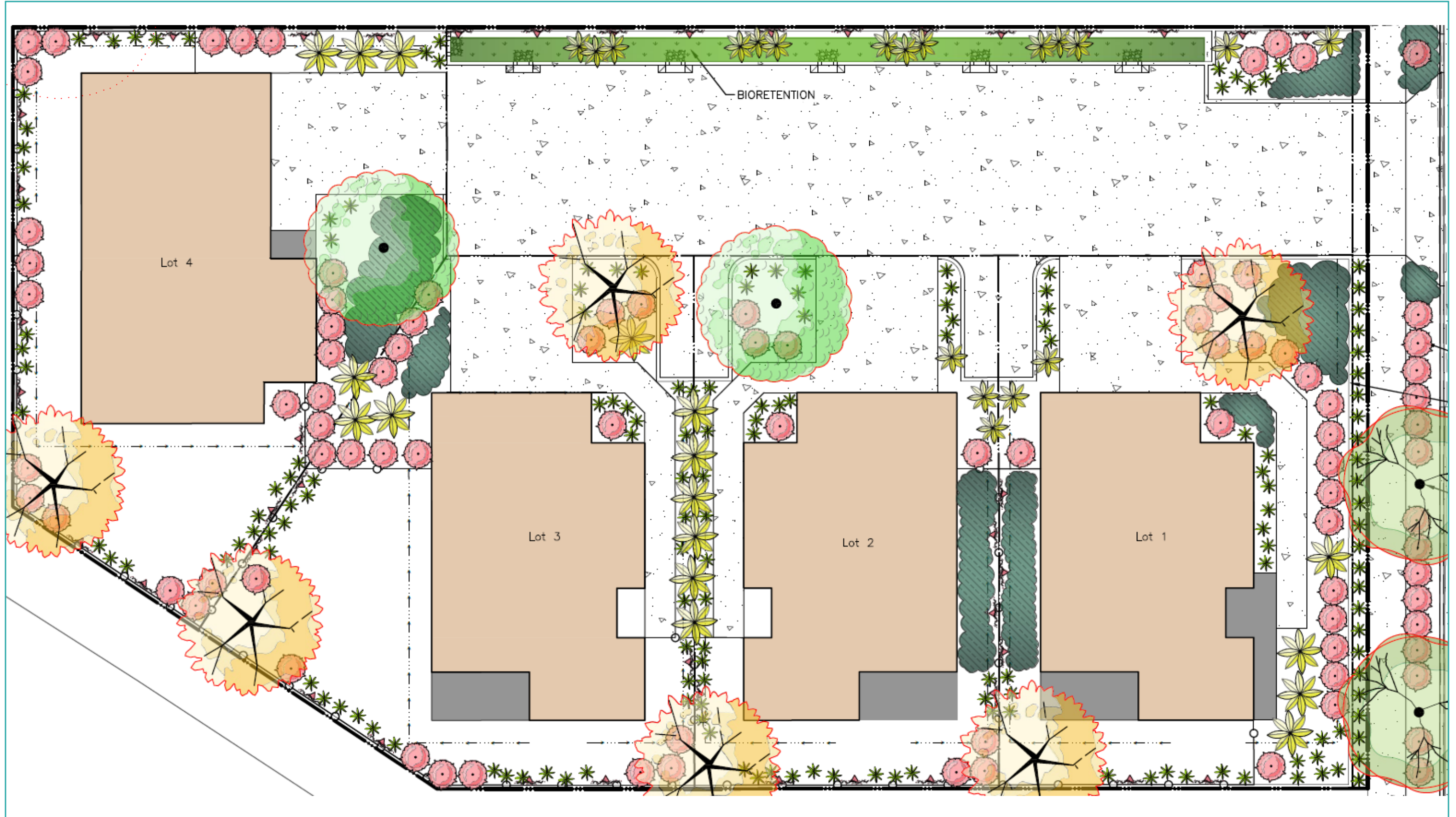


This is a conceptual rendering of the proposed project. This rendering is intended to communicate the massing and architectural details of the project — it is not an accurate representation of the proposed landscaping, streetscape, and color palette.

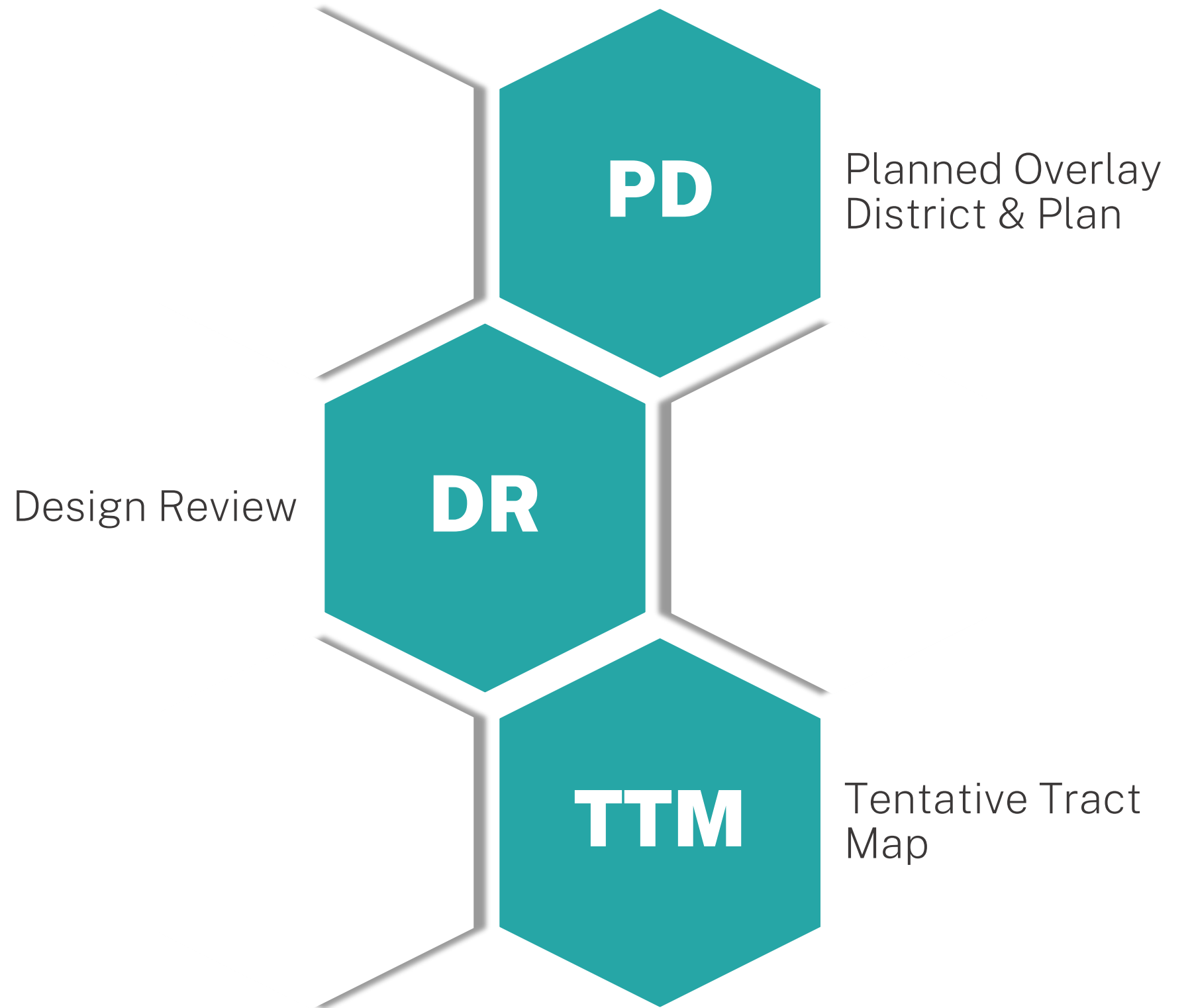


Project Plans

LANDSCAPE PLAN



Required Entitlements



Required Findings

Planned Development

NMC §17.12.060. PD and Zoning Amendment

Findings:

- a. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply.*
- b. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare.*
- c. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.*
- d. The development generally complies with applicable adopted design guidelines.*
- e. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit.*

Deviations

PLANNED DEVELOPMENT

Overall Density: 13.4

	Lot 1	Lot 2	Lot 3	Lot 4
Minimum Lot Size	X	X	X	X
Minimum Lot Width	X	X	X	
Minimum Lot Depth	X	X	X	X
Minimum Public Street Frontage		X	X	X
Minimum Rear-Yard Setback	X	X	X	

Required Findings

Design Review

NMC §17.34.060. Design Review Criteria:

- a. The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site and surrounding natural and built environment.*
- b. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.*
- c. Project details, materials, signage and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.*
- d. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the intended character of the area.*
- e. Parking areas are designed and developed to buffer surrounding land uses; compliment pedestrian-oriented development; enhance the environmental quality of the site, including minimizing stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.*
- f. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.*
- g. Landscaping is designed to be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.*

Required Findings

Zoning Map & Text
Amendment

NMC §17.39.080. Zoning Amendment Criteria:

- a. The amendment is consistent with the general plan.*
- b. Any change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district.*
- c. The amendment will promote the growth of the city in an orderly manner and to promote and protect the public health, safety, peace, comfort, and general welfare.*

Required Findings

Tentative Tract Map

Government Code §66474. Findings (for denial):

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Government Code §65451.*
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*
- c. That the site is not physically suitable for the type of development.*
- d. That the site is not physically suitable for the proposed density of development.*
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.*
- g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

CEQA & Public Notice

- **California Environmental Quality Act (CEQA)**
 - Pursuant to CEQA Guidelines, Article 19, §15303(b) and §15332, the proposed project is categorically exempt from environmental review
- **Public Notice**
 - December 1, 2020 – Tri-City Voice publication and neighbor notification
 - No public comments received

RECOMMENDATION

1. Approval of P-20-02, establishing a Planned Development Overlay District and a Planned Development Plan; and
2. Approval of TTM-20-03, Vesting Tentative Map 8531 to allow for a five-parcel, four-lot residential subdivision for the construction of four single-family homes

QUESTIONS