

PL 21-2796

Tentative Parcel Map; Major Site Plan
Review for a 3-Unit Condominium
Development

9014 Pentland Street



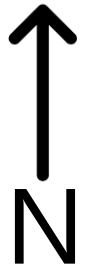
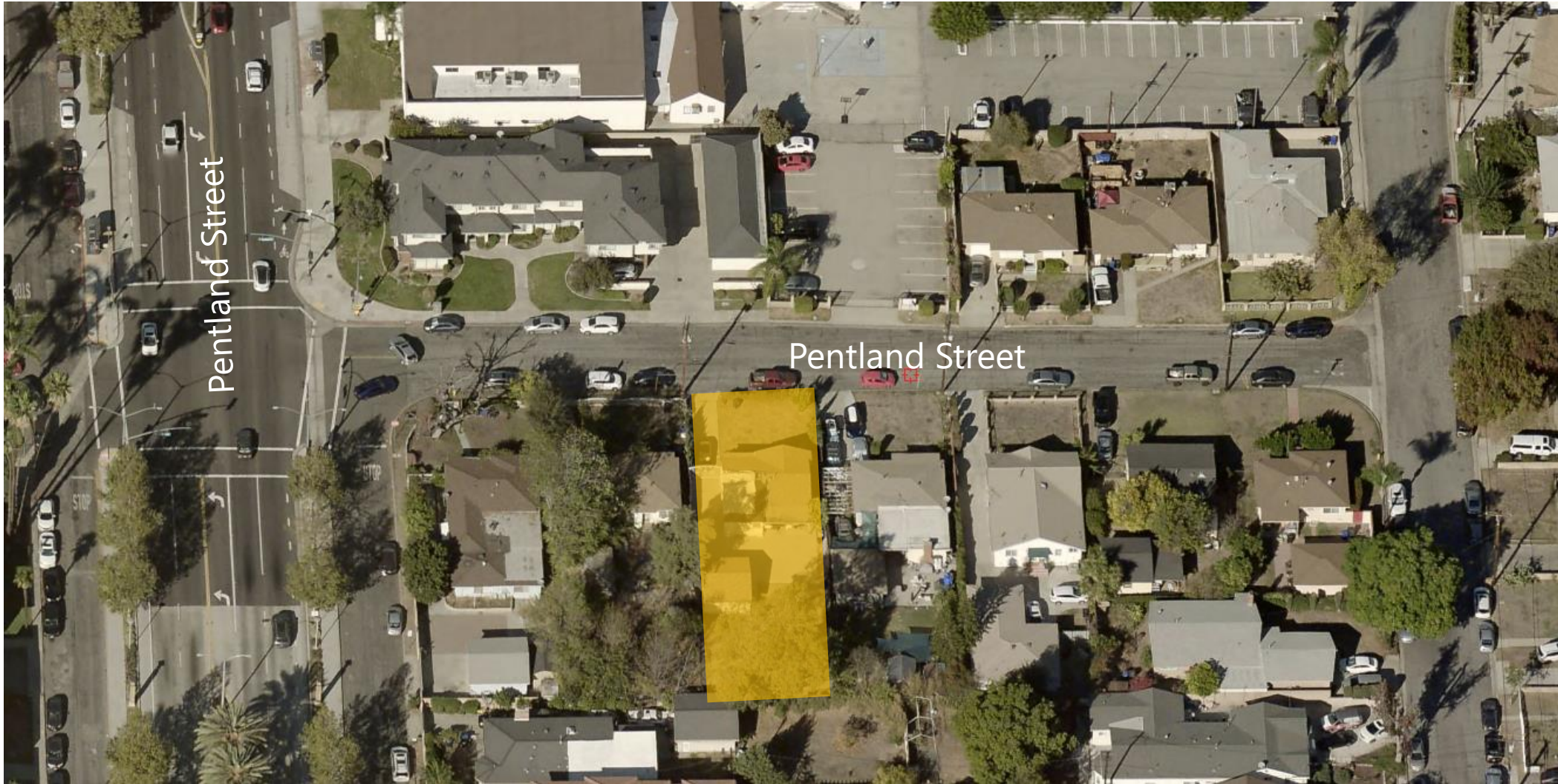
August 23, 2022

Planning Commission Meeting

Proposal

- 3 attached condominiums (2-story)
- 3,075 SF total living area
- 3 attached garages (2-car)
- Unit size: 1,012 S.F. - 1,038 S.F.
- 2 bedrooms, 2.5 baths

Site Plan



Current Use- 760 SF House



Analysis

- General Plan and Zoning Code
- Development Standards
- Design Criteria
- Subdivision Map Act
- Environment Review

General Plan and Zoning Code

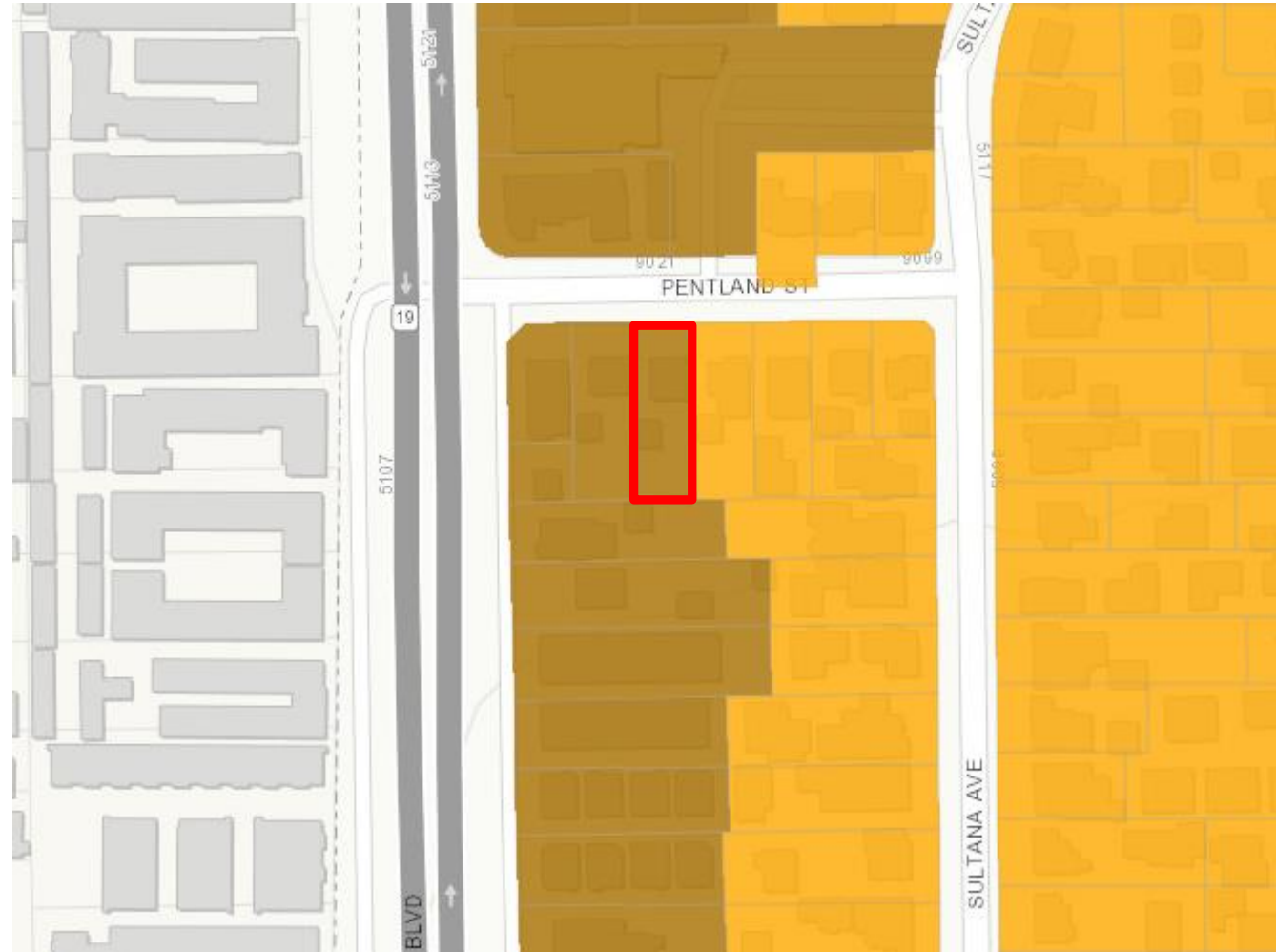


General Plan Designation

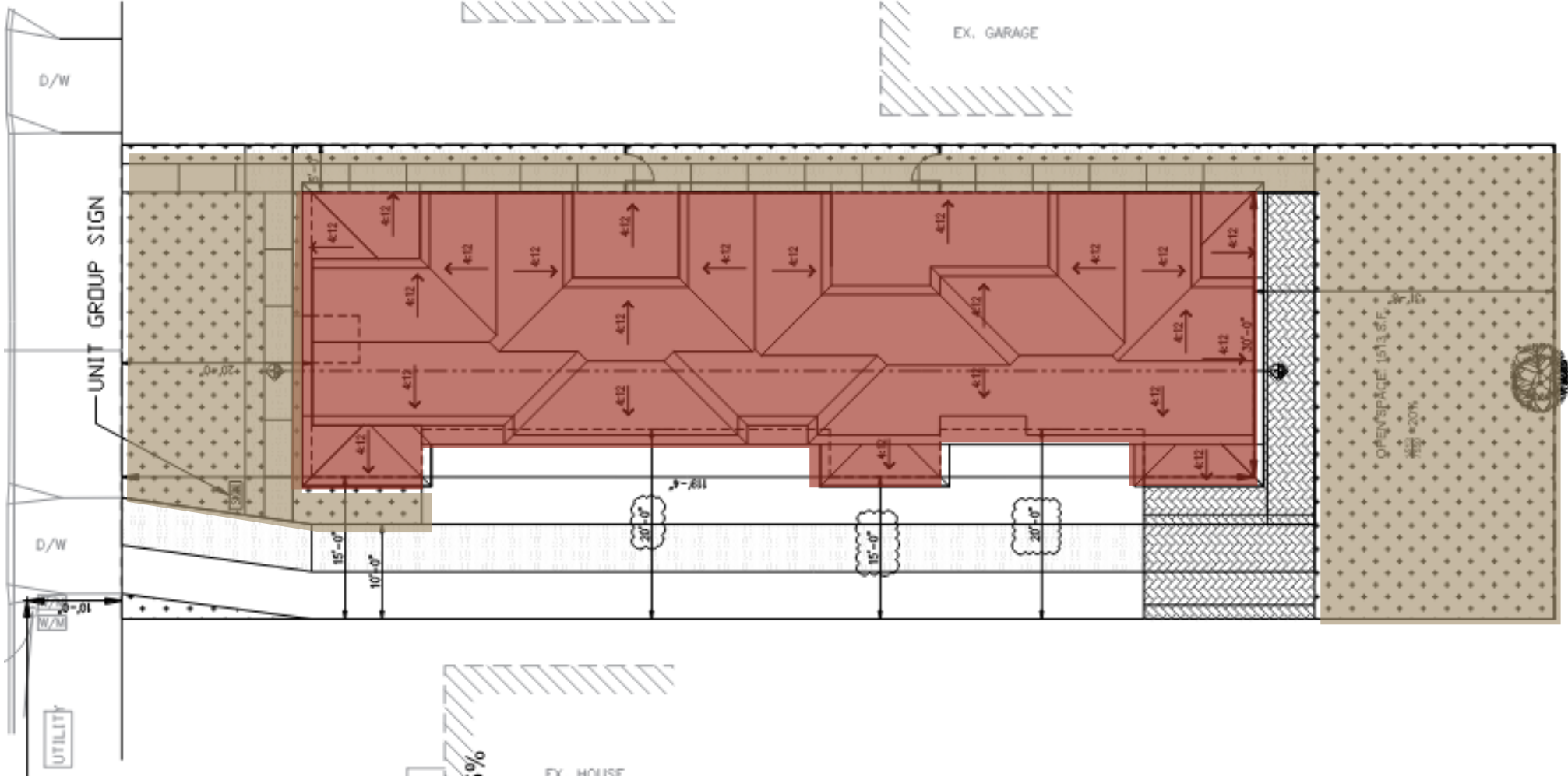
- High-density residential (RH)
- 13-36 dwelling units per acre
- Apartment and condominium/townhouses
- 2-3 story buildings

Zoning Designation

- High-Density Residential (R-3)



Site Plan



Development Standards



Development Standards

	Building Height	Lot Coverage	Open Space
Proposed	2 stories; 23 ft	2,657 S.F.; 35%	20% of lot
Zoning Standards Min/Max	3 stories; 40 ft (max)	50% (max)	20% of lot (min)



Development Standards

- Meets parking standards
 - Permeable lot coverage
 - Landscaping
 - Articulation
-
- **Condition 11:** Update landscape plan; add plants in parkway; revise plant palette.

Design Criteria

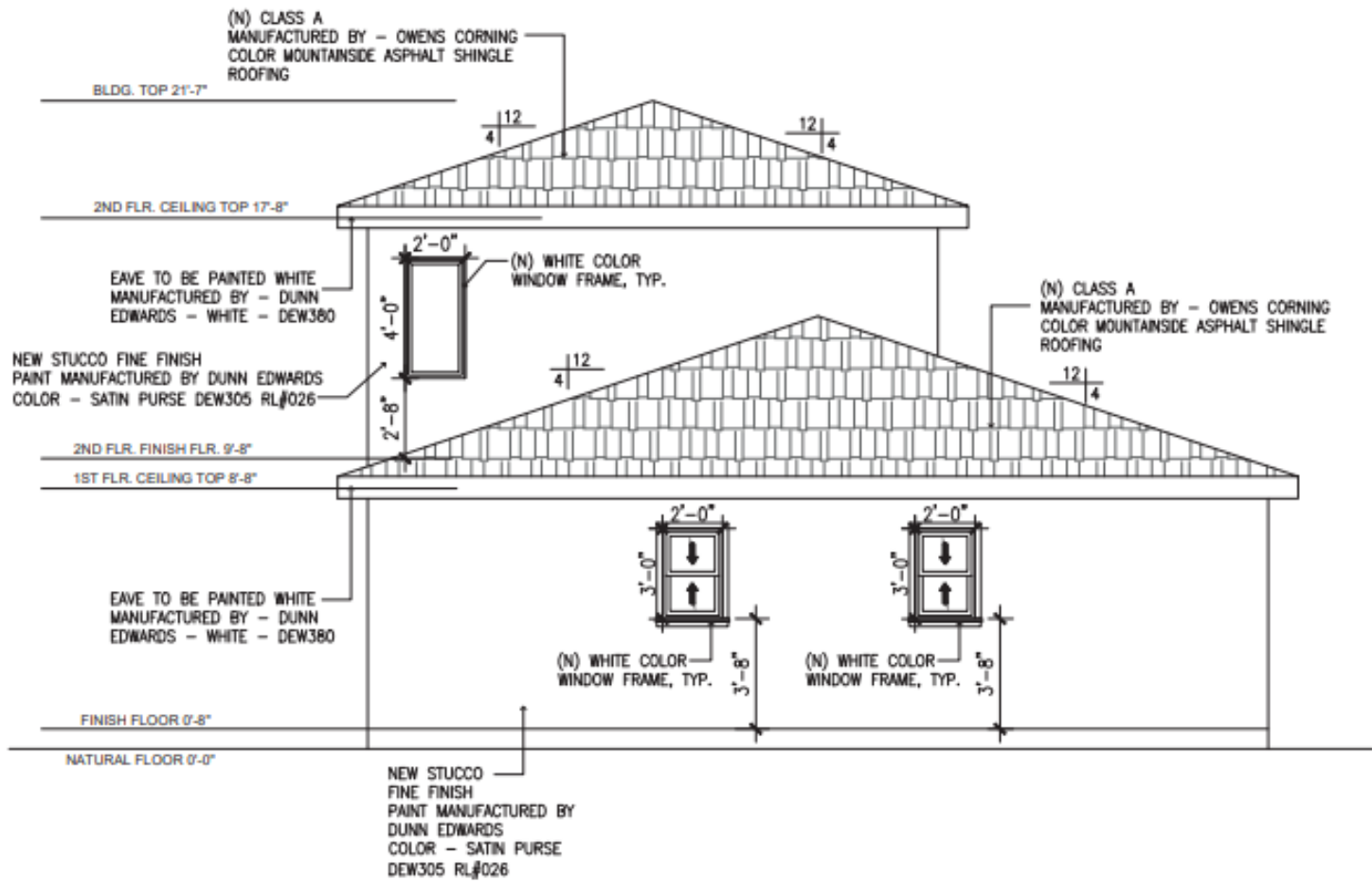


Architectural Design

- Spanish Colonial Revival
- Barrel Tile Roofs
- Gables
- Arched Doorways
- Light-Colored Stucco
- Decorative Attic Vents

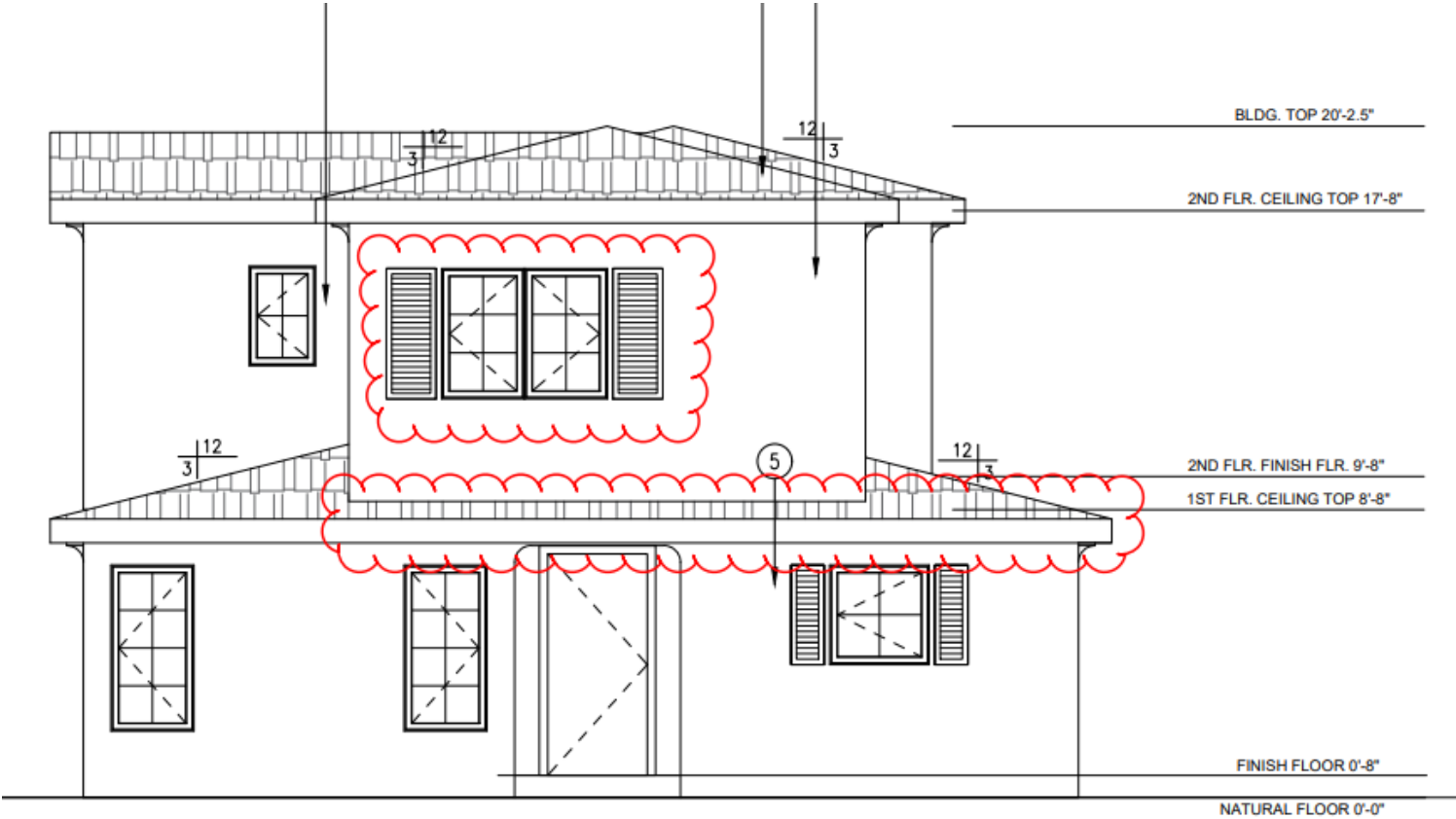
Design Revisions

- First Submittal- front elevation



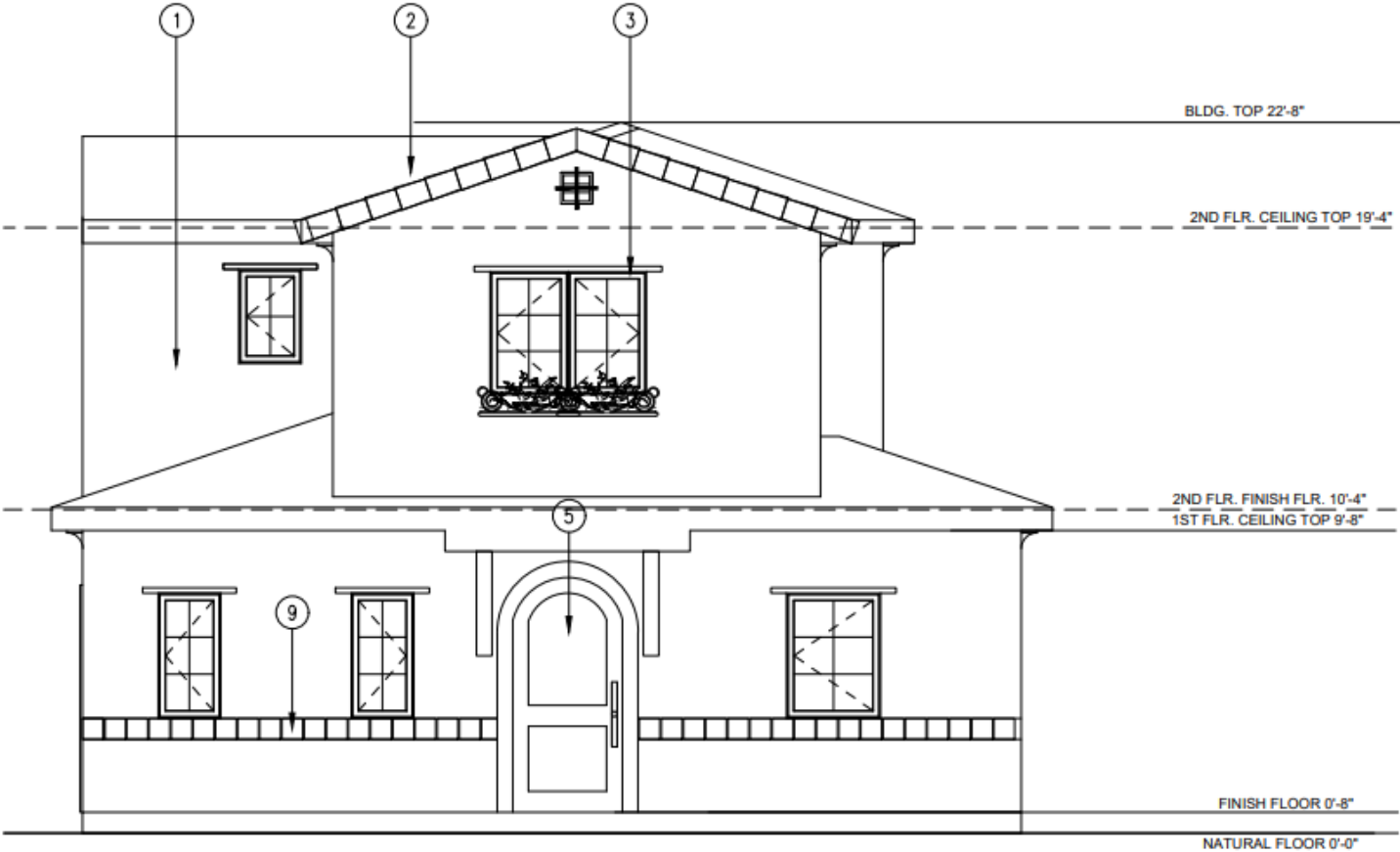
Design Revisions

- Second Submittal- front elevation



Design Revisions

- Third Submittal-
front elevation



Condition 5: place tile on front elevation inside front entry alcove

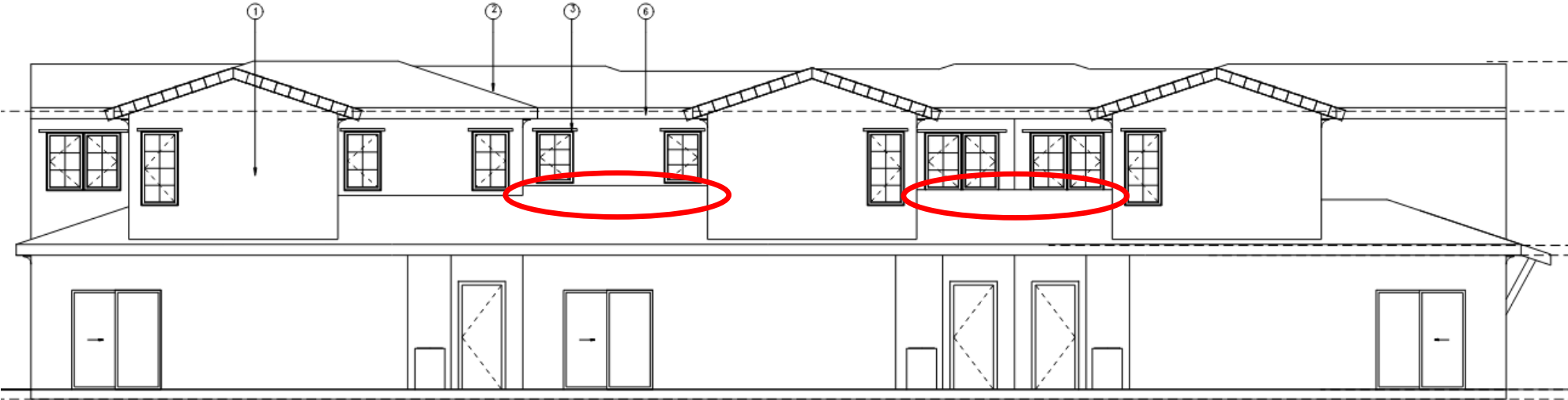
Design Revisions



WEST ELEVATION (DRIVEWAY SIDE)
SCALE: 3/16" = 1'-0"

Condition 6: Rear unit front porches will utilize archways consistent with Unit 1.

Design Revisions



Condition 7: Keep bottom window sill away from roof ridge.

Design Conditions of Approval

Condition 2: Add exposed rafter tails

Condition 3: Add shutters to front elevation windows

Condition 4: Mailboxes will be designed in Spanish Colonial Revival style

Subdivision Map Act



Tentative Map

- Complies with subdivision map act findings
- “Will-serve letters” required before the final map approval
- Drainage design, soil quality, and public improvement plans required before final map approval

Housing Accountability Act (HHA)

- Limits local government ability “to deny, reduce the density for, or render infeasible housing development projects”
- If local agency proposes to disapprove project or limit density, agency must make certain findings

Environmental Review



Environmental Review

- Exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures)

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-2796 (tentative parcel map and major site plan review) subject to the conditions of approval