

640 Lakehaven Drive PLNG-2023-0138

Mary Jeyaprakash, Senior Planner Planning Commission, January 13, 2025

Site Context

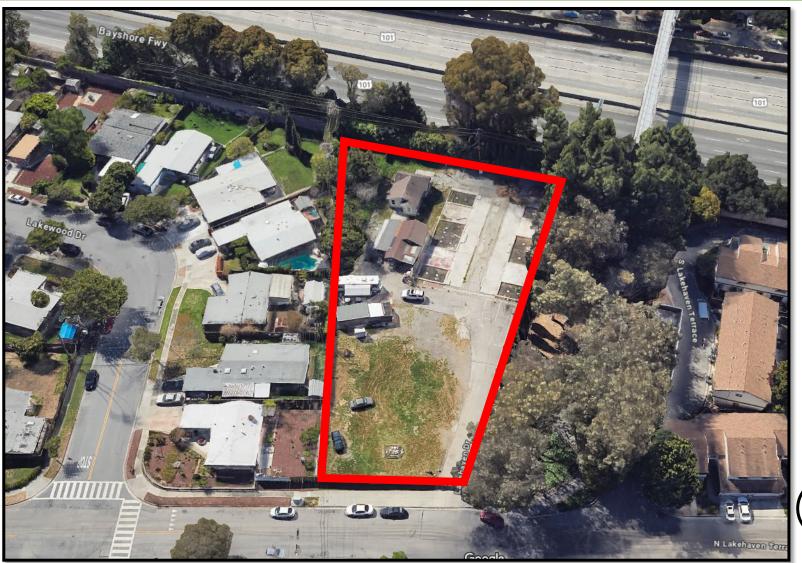




Project Overview

- Special Development Permit (SDP)
 - Construct six single-family homes
 - > 45% FAR triggers Planning Commission review
 - Allow deviations
 - Lot Area
 - Lot Width
 - Setbacks
- Vesting Tentative Parcel Map (TM)
 - Create six single-family lots and one common lot

Existing Site - Background



- Site Area: 1.0 Acre
- Zoning: R-0/PD (Low Density Residential / Planned Development)
- Site History:

 Built 1939;

 Fire 11/2019;

 Demo 10/2021

 Application 3/2023
- CEQA: Exempt (Class 32)

Proposed Site Plan





Front Elevations



Lot - 1



Lot - 3 & 5



Lot - 2 & 4



Lot - 6

Streetscape Elevations

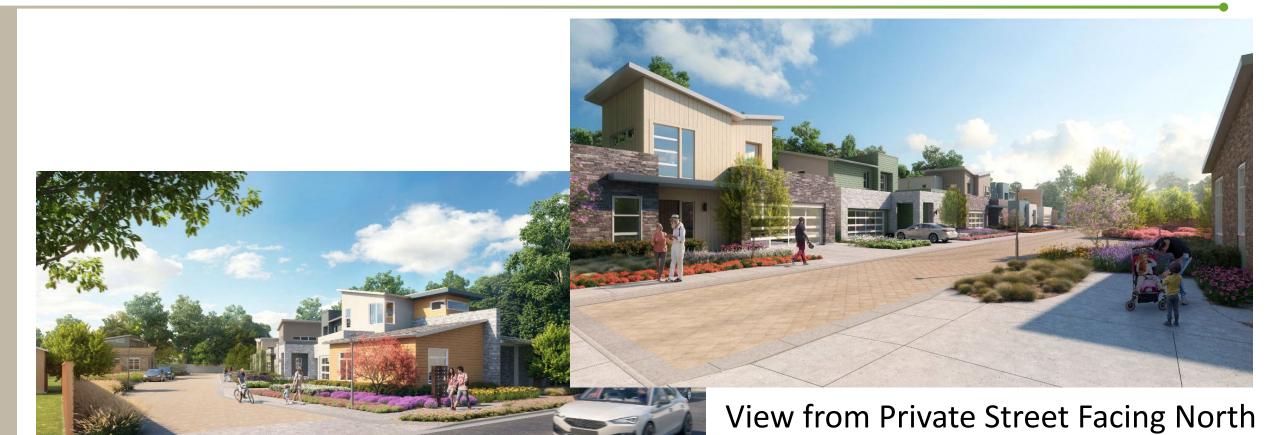


Elevation from Lakehaven Drive



Elevation from Private Street (within Site)

Street Views



View from Lakehaven Drive facing South

Deviations

| | DEVELOPMENT STANDARD | REQUIRED | PROVIDED |
|---|--------------------------------------|---------------|-----------------------|
| | Lot Area | | 4,350 sq. ft. – |
| 1 | (Lot 1 – Lot 6) | 6,000 sq. ft. | 5,105 sq. ft. |
| | Lot Width for Interior Lots | | 56 ft. 2 in. – |
| 2 | (Lot 2 – Lot 5) | 57 ft. | 56 ft. 3 in. |
| | Front Setback – Average 1st Story | | |
| 3 | (Lot 1 – Lot 6) | 20 ft. | 17 ft. 3 in. |
| | Front Setback – 2nd Story | | 23 ft. 3 in. – 24 ft. |
| 4 | (Lot 1, 3, 5 & 6) | 25 ft. | 11 in. |
| | Side Setback – 2 nd Story | | |
| 5 | (Lot 1) | 7 ft. | 5 ft. 1 in. |

Deviations



Legend:

Average 1st Story Front Setback

2nd Story Front Setback

2nd Story Side Setback

Community Outreach & Planning Commission Study Session

- October 3, 2024 Virtual Meeting
- 4 Participants
- Support:
 - Placement of open spaces next to adjacent homes
 - Compatible use ownership homes
 - Good neighbor fence

- October 28, 2024
- Comments
 - Provide direct access from living spaces to backyard.
 - Reduce noise from Highway 101
 - Type of vegetation
 - Privacy from pedestrian bridge
- Support:
 - Compatible use ownership homes
 - Different plan types of modern style

Staff Recommendation

Alternatives

- 1. Approve the SDP and TM
- 2. Approve the SDP and TM with modifications
- Do not make findings and direct staff where changes should be made
- 4. Deny the project

Staff Recommendation

Alternative 1: Approve SDP and TM per the recommended findings and conditions of approval.

Questions?