



Legislation Text

File #: 21-1651, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 21-017; Variance No. 21-002; Tentative Tract Map No. 20307 (TTM No. 21-001); Design Review No. 21-005 - A request for approval to subdivide an existing parcel comprised of approximately 2.03 acres into nine individual lots for single family development along with a variance to reduce the required lot depth for Lot Nos. 1, 2, 3, 7, 8, and 9, and to develop the proposed lots with nine single family homes.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022-____; and,

1. Determine that the project is Categorically Exempt pursuant Section No. 15332, (Class No. 32, In-Fill) and Section No. 3-18 (In-Fill Projects of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption;
2. Approve Variance No. 21-002;
3. Approve Tentative Tract Map 20307 (TTM No. 21-001);
4. Approve Design Review No. 21-005.

APPLICANT:

Omar Marroquin
1188 W Marshall Blvd.
San Bernardino, CA 92405

LOCATION:

The project site is located on the southwest corner of Oleander Avenue and Randall Avenue (APN: 0193-172-13).

REQUEST:

Variance No. 21-002 is a request to reduce the required lot depth from 100 feet to 94 feet on Lot Nos. 1, 2, 3, 7, 8, and 9 of Tentative Tract Map No. 20307.

Tentative Tract Map No. 20307 (TTM No. 21-001) is a request to subdivide an existing parcel comprised of approximately 2.03 acres into nine lots for single family development.

Design Review No. 21-005 is a request to construct nine two-story single-family dwellings. Nine detached single-story nonstandard accessory dwelling units are proposed; these are not subject to discretionary review but are shown for informational purposes.

PROJECT PLANNER:

Rina Leung, Senior Planner
Nicole Campbell, Assistant Planner

BACKGROUND INFORMATION:

I. **Land Use Designations:**

	<u>General Plan</u>	<u>Zoning District</u>	<u>Existing Land Use</u>
Site:	Single Family Residential (R-SF)	Single Family (R-1)	Single Family Home
North:	Single Family Residential (R-SF)	Single Family (R-1)	Single Family Homes
South:	Single Family Residential (R-SF)	Single Family (R-1)	Single Family Homes
East:	Single Family Residential (R-SF)	Single Family (R-1)	Single Family Homes
West:	Medium Density Residential (R-M)	Single Family (R-1)	Single Family Home and Multi-Family Development

PROJECT DESCRIPTION:

A. Site Area: Approximately 2.03 adjusted gross acres

B. Density

Allowed: 5 dwelling units per acre (Maximum)

Proposed: 4 dwelling units per acre

C. Lot Coverage:

Allowed: 45 Percent (Maximum)

Proposed: 31.7 Percent

D. Building Height

Allowed: 35'-0" (Maximum)

Proposed: 24'-5"

E. Setback Analysis Primary Unit

Required:

Front: 22-foot (Minimum)

Side, Interior Two Story: 5-foot minimum with 15-foot aggregate

Side, Corner Lot: 10-foot (Minimum)

Rear: 20-foot (Minimum)

Provided:

Front: 22-foot

Side, Interior Two Story: 5-foot

Side, Corner Lot: 10-foot

Rear: 20-foot

F. Setback Analysis Nonstandard Accessory Dwelling Unit - 900 square feet (Maximum)

Required:

Side: 4-foot (Minimum)

Rear: 4-foot (Minimum)

Provided:

Side: 5-foot

Rear: 5-foot

ANALYSIS:

The applicant, Omar Marroquin, is requesting that the Planning Commission review and approve Variance No. 21-002, Tentative Tract Map 20307 (TTM No. 21-001), and Design Review No. 21-031 a request for a Tentative Tract Map for the subdivision of the site into nine (9) residential lots and a variance to reduce the lot depth from a minimum of 100 feet to 94 feet on Lot Nos. 1, 2, 3, 7, 8, and 9, and for site and architecture review for the construction of nine two-story single-family dwellings; (nine detached single-story nonstandard accessory dwelling units will also be developed on each of the nine lots and are not subject to this discretionary review but have been included for informational purposes). In addition to the construction of the dwellings and associated site improvements, the project will include off-site improvements for sidewalks along with curb and gutter along Oleander Avenue and Randall Avenue. The General Plan designates the site as Single-Family Residential and the site is surrounded by residential uses.

Variance No. 21-002 (Administrative Variance):

The applicant is requesting a variance to decrease the lot depth from 100 feet to 94 feet on Lot Nos. 1, 2, 3, 7, 8, and 9. A variance is permission to depart from the development requirements of the Zoning and Development Code because of special circumstances unique to a specific property. Administrative variances allow for modifications of ten percent to be made to any zoning district's lot depth.

The subject property is located in an area comprised of both rectangular shaped lots as well as irregular end of cul-de-sac lots (knuckles). Some of these irregular end of cul-de-sac lots (knuckles) lots in the project vicinity are less than 100 feet and are consistent with the depth reduction to 94 feet as requested by the proposed variance. Therefore, this variance would not be considered a special circumstance that other property owners will not enjoy.

The proposed project provides quality architecture that is consistent with the requirements of the single-family residential land use general plan and zoning designation of this site. Conditions of Approval have been placed upon the project, which are intended to help reduce and remove any negative impacts on the health, safety, and community welfare of the surrounding community.

Tentative Tract Map 20307 (TTM No. 21-001):

The project site is a single parcel (approximately 2.03 acres) and applicant is proposing to subdivide the parcel into nine (9) lots for the purpose of single-family homes with nonstandard accessory dwelling units. The lots range in size from approximately 6,635 square feet to

approximately 9,243 square feet with an average of 7,577 square feet. The proposed development will include a ten-foot landscaping letter lot along Randall Avenue which will enhance the project by including trees, ground cover, and shrubs along the street. With the exception of the proposed variance cited in the above section to reduce the minimum lot depth from 100 feet to 94 feet, the proposed tract map meets or exceeds the regulations and development standards of Zoning and Development Code.

Design Review No. 21-031:

As previously mentioned, the proposed project includes nine two- story single-family homes and nine detached single-story nonstandard accessory dwelling units on nine lots. The project is located on the southwest corner of Oleander Avenue and Randall Avenue. The General Plan designates the site as Single-Family Residential, and the surrounding area is currently developed with residential uses.

The nine proposed primary single-family homes include three (3) different floor plan styles, each totaling to 1,700 square feet. The floor plans for the primary dwelling units are designed with three - bedrooms and four-bedrooms. The primary dwelling units are designed with craftsman and Mediterranean architecture.

The proposed non-standard accessory dwelling units are detached from the primary dwelling units and are 900 square feet. The proposed non-standard accessory dwelling units are designed as three-bedroom units and are architecturally compatible with the architecture styles of the primary units.

PLAN NO.	A.1	A.2	A.3
SIZE	1,700 sq. ft.	1,700 sq. ft.	1,700 sq. ft.
STORIES	Two-Story	Two-Story	Two-Story
NO. BDRMS	Three Bedrooms	Four Bedrooms	Four Bedrooms
NO. BATHS	Two Full Baths	Three Full Baths	Three Full Baths
POWDER	One Powder Bath	None	None
Loft	Yes	No	No
GARAGE	Two Garage Spaces	Two Garage Spaces	Two Garage Spaces

The applicant has proposed two architectural themes for the elevations -Craftsman and Mediterranean. The two Craftsman styles have cool and natural colors with contrasting colors of white and grey. The Mediterranean style has warm colors with contracting colors of brown and red. A variety of design features and materials are provided on the elevations such as architectural pop-outs, stone veneer, wood siding, decorative window treatment, varied rooflines, covered porches, and other features appropriate to the Craftsman and Mediterranean architecture. The variety in color and material will provide for an architecturally pleasing project that will enhance the character of the neighborhood. All of the lots will include a two (2) car garage for the main unit.

With approval of the proposed variance cited in the above section to reduce the minimum lot depth from 100 feet to 94 feet, the proposed tract map meets or exceeds the regulations and

development standards of Zoning and Development Code.

Environmental:

The project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3-18 (In-Fill Projects) of the 2019 Local Guidelines for Implementing CEQA. This project site is considered In-Fill Development and meets the CEQA requirements of In-fill: (1) The project is consistent with the Single Family (R-SF) General Plan land use designation; (2) The project site is approximately 2.03 adjusted gross acres (less than 5.0); (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed single family homes and their accessory dwellings.

MOTION:

Approve staff recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Project plans
3. Planning Commission Resolution, Findings and Conditions of Approval
4. Notice of Exemption
5. Notice of Public Hearing