



City Council Agenda Report

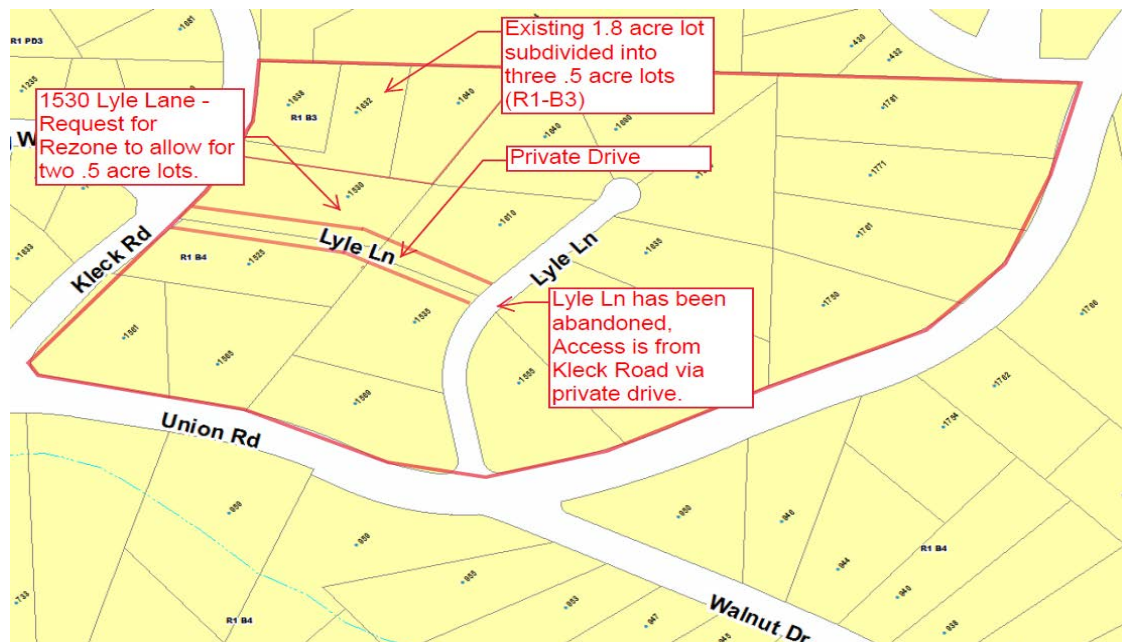
From: Darren Nash, Associate Planner

Subject: Council Review and Direction – General Plan Amendments and Rezones – Consider allowing higher density residential for two neighborhoods currently zoned R1-B4 (Single Family Residential, 1-acre minimum lot size)

Date: February 6, 2018

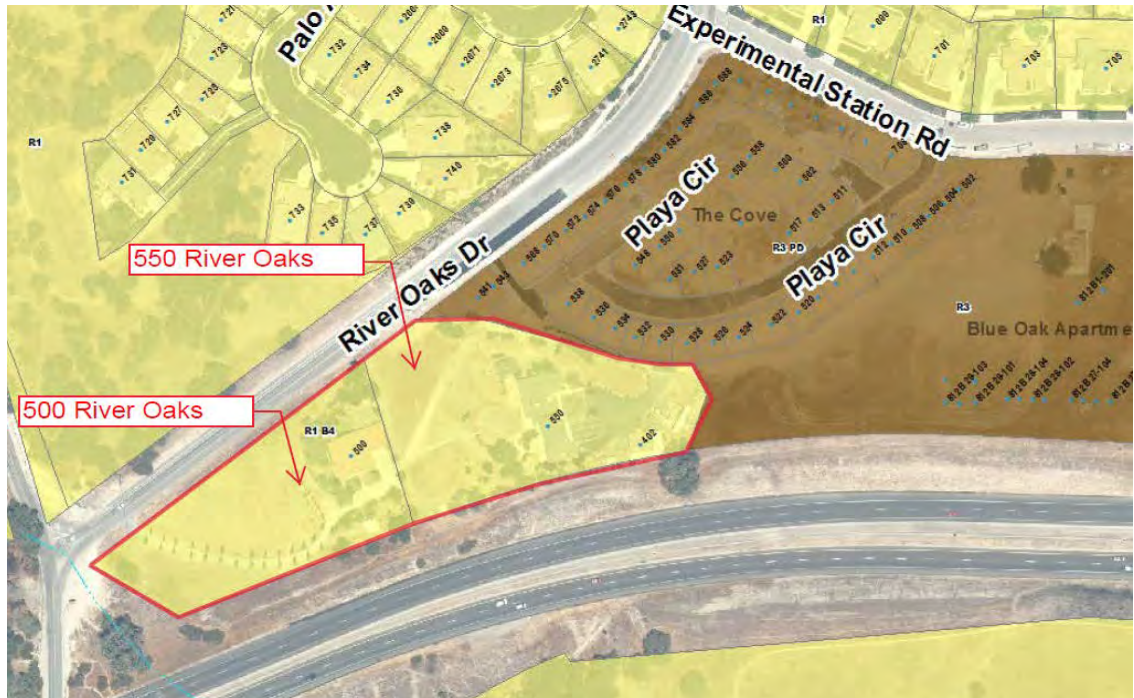
Facts

1. The R1-B4 zoning district allows for single-family residential lots, with a minimum lot size of 1 acre.
2. The City has received two inquiries from owners of lots zoned R1-B4 that would like to re-designate the lots to a zoning and land use designation that would allow for smaller lots (higher residential density).
3. The subject lots are as follows:
 - 1530 Lyle Lane – APN: 025-011-023
 - 550 River Oaks Drive – APN: 025-541-016
4. 1530 Lyle Lane is part of the Orchard Bungalow Tract (Tract 1), recorded in 1920. The majority of Orchard Bungalow lots are located south of Union Road and north of Creston Road. A small area of lots were created on the north side of Union Road, including the “Lyle Lane” lots as well as lots that front Union Road between Kleck Road and Montebello Oaks Drive.



5. 550 River Oaks Drive is a 2-acre parcel adjacent to the Cove project, 500 River Oaks is also an R1 B4 property adjacent to 550. All of the parcels located south of Experimental Station Road that back up

to Highway 46 East have R1-B4 zoning designations, except for the Cove Project (at the corner of Experimental Station and River Oaks) and the Blue Oak Apartments project (at 812 Experimental Station Road) which were re-designated to Multi-family Residential with the 2003 General Plan. Additionally, the Cuesta Villas project at the corner of Experimental Station and Buena Vista Drive is designated and zone multi-family (R2).



6. The owner of 550 River Oaks is inquiring about a higher density zone that would allow for a similar density and unit type as the Cove project. If it is determined that a higher density would be suitable at this location, it may make sense to include 500 River Oaks Drive in the amendment.

Options

1. Take no action – do not change the existing R1-B4 zoning district boundaries.
2. Direct staff to initiate a General Plan Amendment and Rezone to proceed with changing the designations of the R1-B4 to allow for higher density.
3. Refer back to staff for additional analysis.

Analysis and Conclusions

Given that the two R1-B4 zoned areas (in the Orchard Bungalow area and on River Oaks Dr.) are in close proximity to higher density designated zones, allowing for higher density in these areas would seem to be compatible. In the Lyle Lane area, determining which parcels considered in the designation change needs to be discussed.

Should the City Council go forward with the proposed amendments, the City's unallocated density tracking would need to be adjusted accordingly, and reserve the total number of potential units for this General Plan Amendment.

CEQA issues. As a discussion item only, no “project” under CEQA is proposed. Therefore, in accordance with CEQA, an environmental analysis is not required. If a General Plan and code amendment goes forward, a CEQA analysis will be conducted, as required.

Option 1. If the Council were to take no action, the General Plan designation and zoning district boundaries of the R1-B4 zones would not be modified. The land uses permitted in the R1-B4 zone would remain the same.

Option 2. If the Council were to accept the applications from the property owners of the Lyle Lane and River Oaks R1-B4 areas described above, it would direct staff to process the General Plan Amendments and Rezones to reduce lot sizes from 1 acre (R1-B4) to .5 acre (R1-B3) for the Lyle Lane area, and change from R1-B4 to R2 the zoning designation for the River Oaks area.

Option 3. If the Council were to believe that neither Option 1 nor 2 were appropriate, it would provide direction to staff for additional analysis.

Fiscal Impact

This report is intended to provide policy options for the City Council to consider in regard to a re-designation of R1-B4 lots. There would be no direct fiscal impact that would result from Council direction to staff to initiate code amendments. However, a code amendment would require in-kind staff resources to process an amendment of approximately 50 hours that would not be available for other planning activities in the department.

Recommendation (Option 2)

Direct staff to process General Plan Amendments and rezoning requests by property owners and refer the item to the Planning Commission to consider re-zoning the R1-B4 properties identified in Exhibit A.

Attachments

1. Lyle Lane R1-B4 Area
2. River Oaks R1-B4 Area

