

City Council Hearing

November 17, 2020



*Planning, Building and
Code Enforcement*

Item 10.2

T19-033 & H19-039: Administrative Hearing on the Appeal of the Director Hearing Approval of the Tentative Map and the Site Development Permit for the for the Six-Lot Single-Family Subdivision Project at 6805 Almaden Road

Presenter: Rosalynn Hughey, Director, PBCE

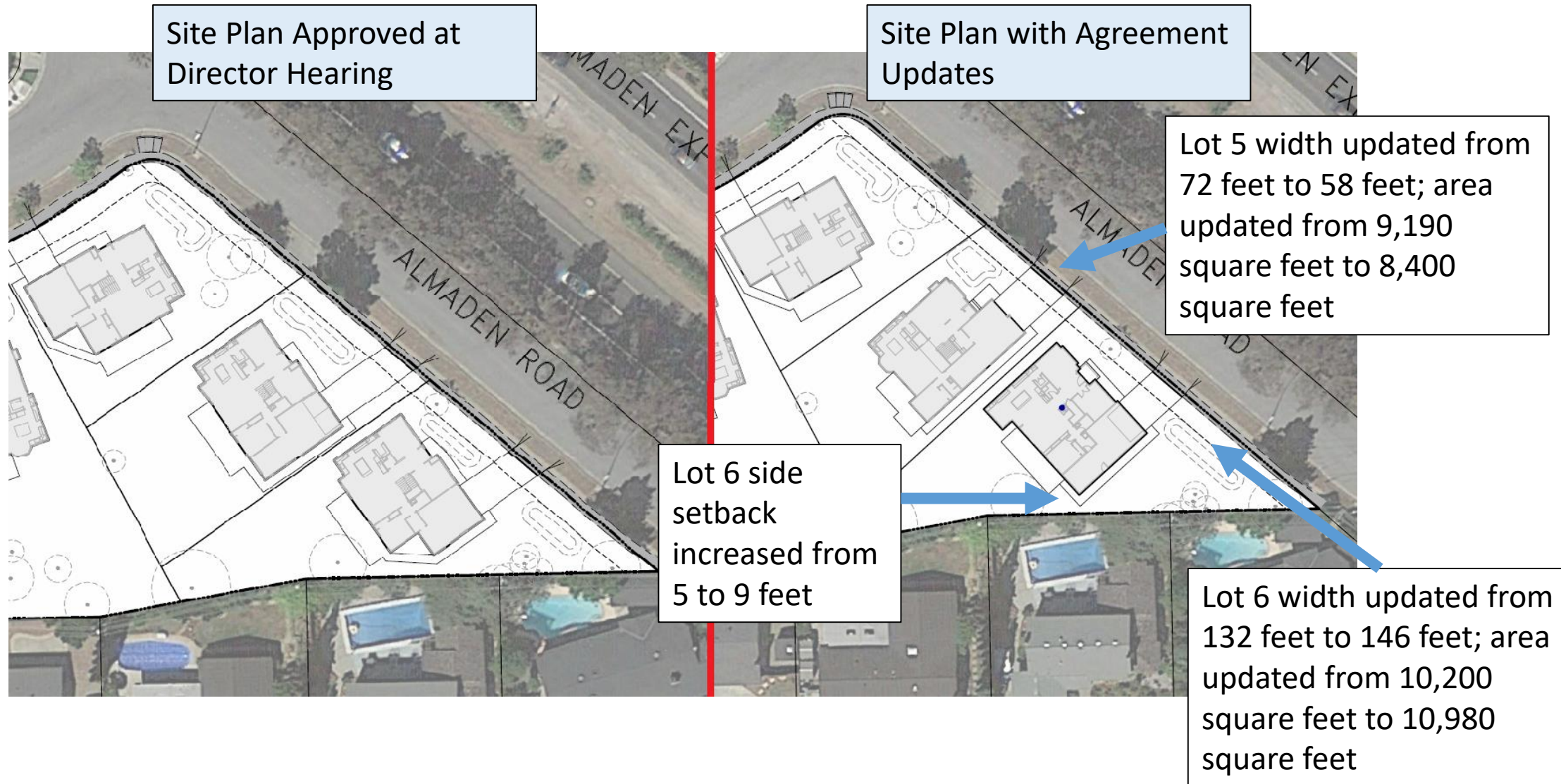
Site Plan Approved at September 16, 2020 Planning Directors Hearing



Agreement Reached between Appellant and Applicant

- Lot 5 street frontage width changes from 72 feet to 58 feet
- Lot 5 area changes from 9,190 square feet to 8,400 square feet
- Lot 6 street frontage width changes from 132 feet to 146 feet
- Lot 6 area changes from 10,200 square feet to 10,980 square feet
- The side setback of the single-family residence located on Lot 6 changes from approximately 5 feet to 9 feet
- The second story stepback of the single-family residence located on Lot 6 changes from approximately 10.5 feet to 18 feet

Updated Site Plan



Updated Staff Findings

- Staff analysis has determined that the modifications do not negate the conformance findings presented in the original Tentative Map Resolution and Site Development Permit
- The Tentative Map Resolution and Site Development Permit Resolution have been updated to reflect the exact amount of the side setback, Lot 5 width and area, and Lot 6 width and area

Updated Recommendations

- Consider the exemption under pursuant to Section 15332 of the Guidelines to the California Environmental Quality Act (CEQA) for in-fill development projects.
- Adopt **an amended** resolution denying the permit appeal and approving, subject to conditions, Tentative Map File No. T19-033, to subdivide one lot into six lots on an approximately 1.3-gross acre site located on the West side of Almaden Road, approximately 150 feet northerly of Corvallis Drive (6805 Almaden Road).
- Adopt **an amended** resolution denying the permit appeal and approving, subject to conditions, Site Development Permit File No. H19-039, to allow the demolition of an approximately 2,154-square foot single-family residence, a detached secondary unit, multiple sheds, and a swimming pool for the construction of six single-family homes, the removal of 13 ordinance sized trees on an approximately 1.3- gross acre site located on the West side of Almaden Road, approximately 150 feet northerly of Corvallis Drive (6805 Almaden Road).

Q & A / Discussion