



528 E. Grove St.

Tentative Tract Map (TRACTMAP 15269-2021)

Applicant: CrestWood Communities



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

- **Tentative Tract Map**

Subdivision for condominium purposes to accommodate 38 detached residential units.



Planning Commission Meeting

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Location

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Subject Site





Planning Commission Meeting

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Location

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**North of Arrow Rte.
West of Towne Ave.**

Subject Site





Planning Commission Meeting

Request

Location

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**North of Arrow Rte.
West of Towne Ave.**

Council District No. 6

Subject Site





Planning Commission Meeting

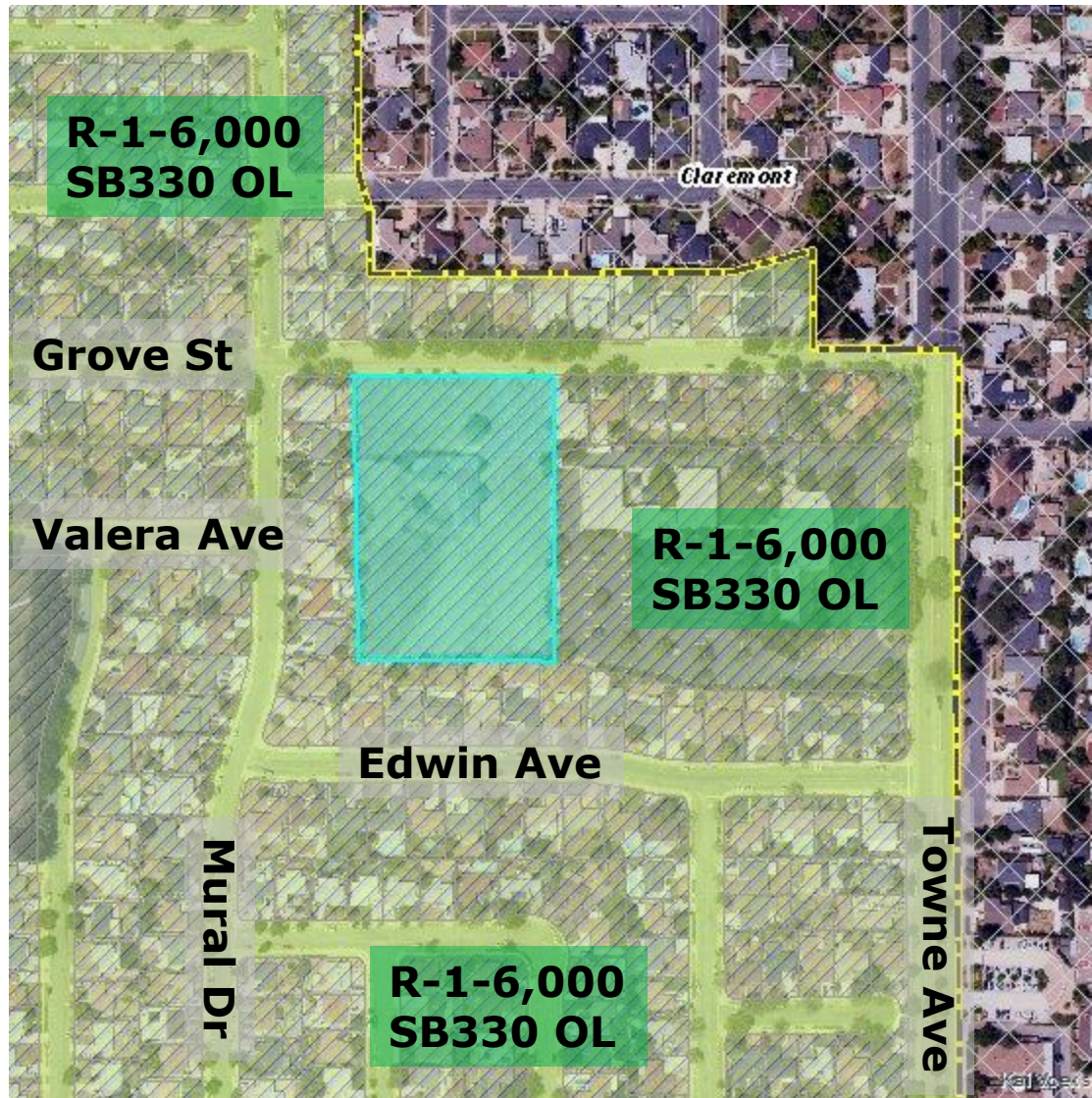
Request

Location

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**North of Arrow Rte.
West of Towne Ave.**

Council District No. 6

R-1-6,000; SB330 OL

Subject Site





Planning Commission Meeting

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**North of Arrow Rte.
West of Towne Ave.**

Council District No. 6

R-1-6,000; SB330 OL

Residential Neighborhood

Subject Site





Planning Commission Meeting

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**North of Arrow Rte.
West of Towne Ave.**

Council District No. 6

R-1-6,000; SB330 OL

Residential Neighborhood

T3 (20 DU/AC)

Subject Site





Planning Commission Meeting

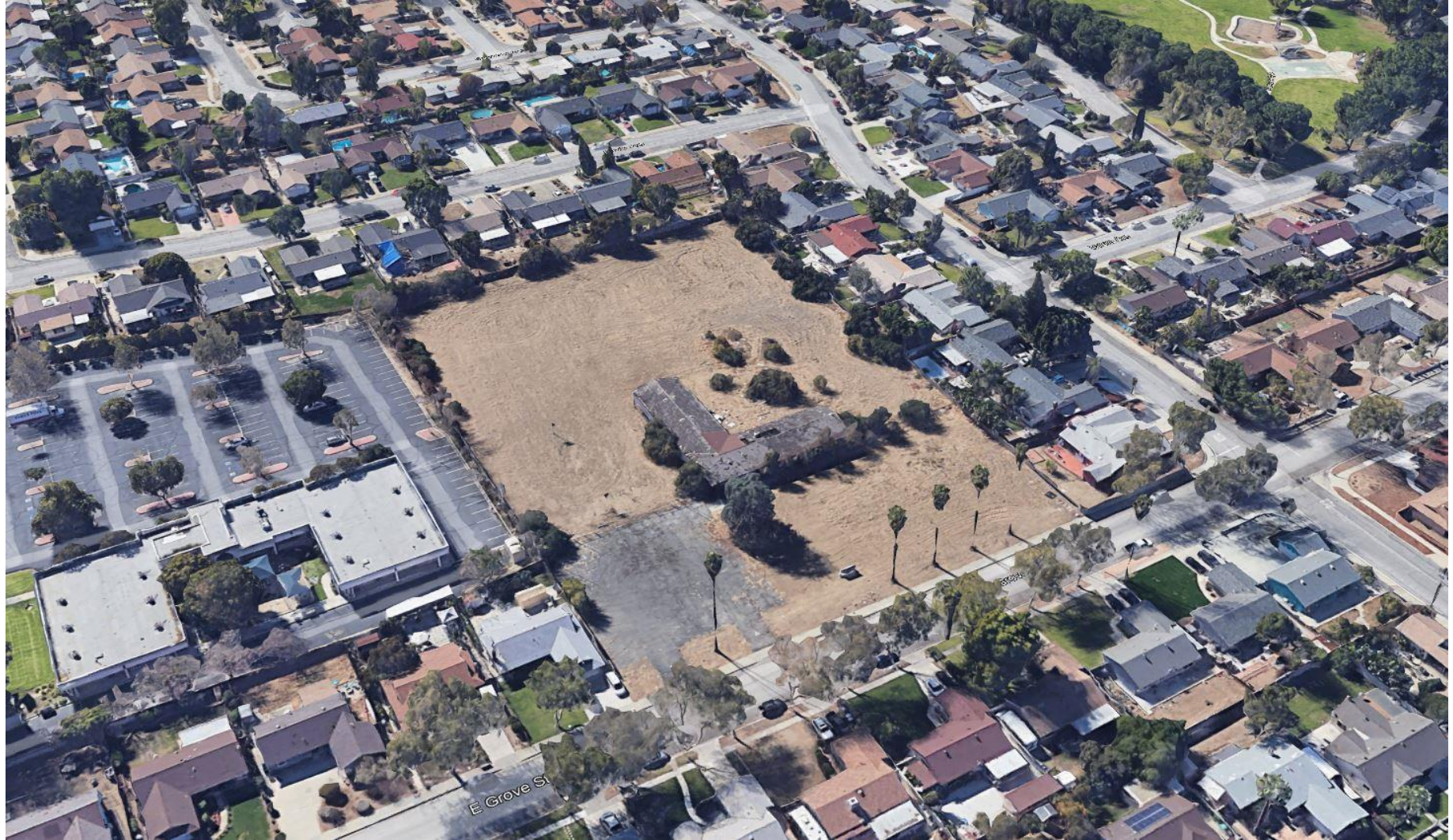
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Summary





Planning Commission Meeting

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Plans

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Summary





Planning Commission Meeting

Request

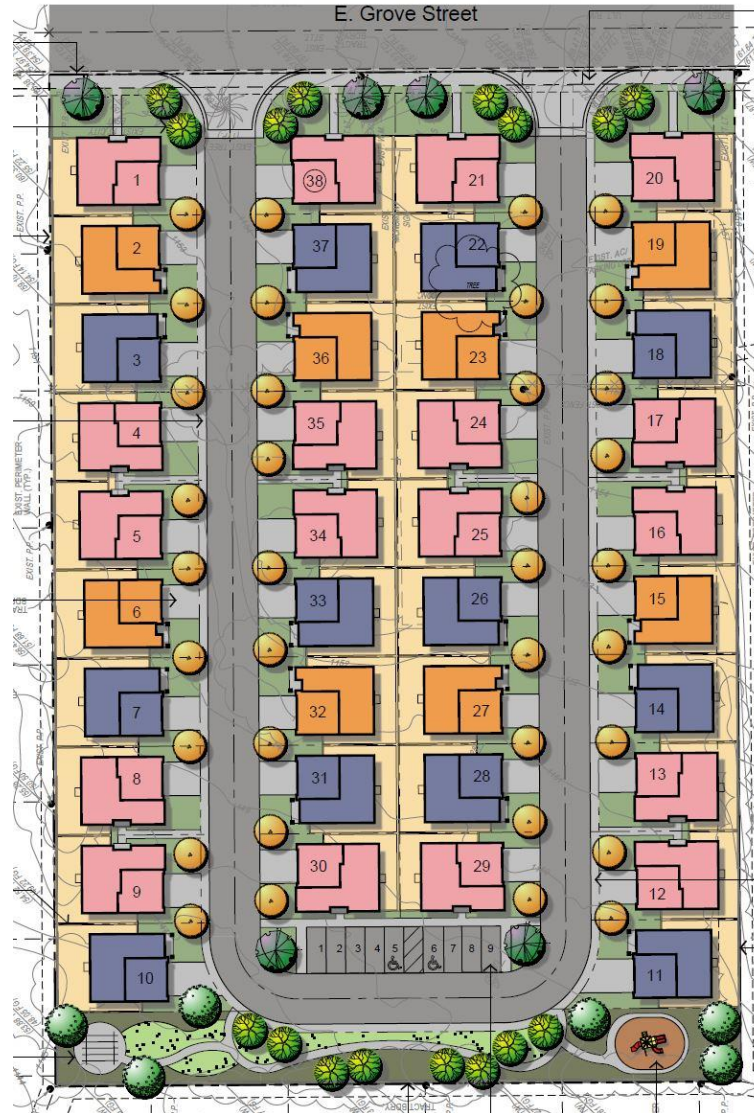
Location

Plans

Compliance

Summary

- 38 Units





Planning Commission Meeting

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Location

Plans

Compliance

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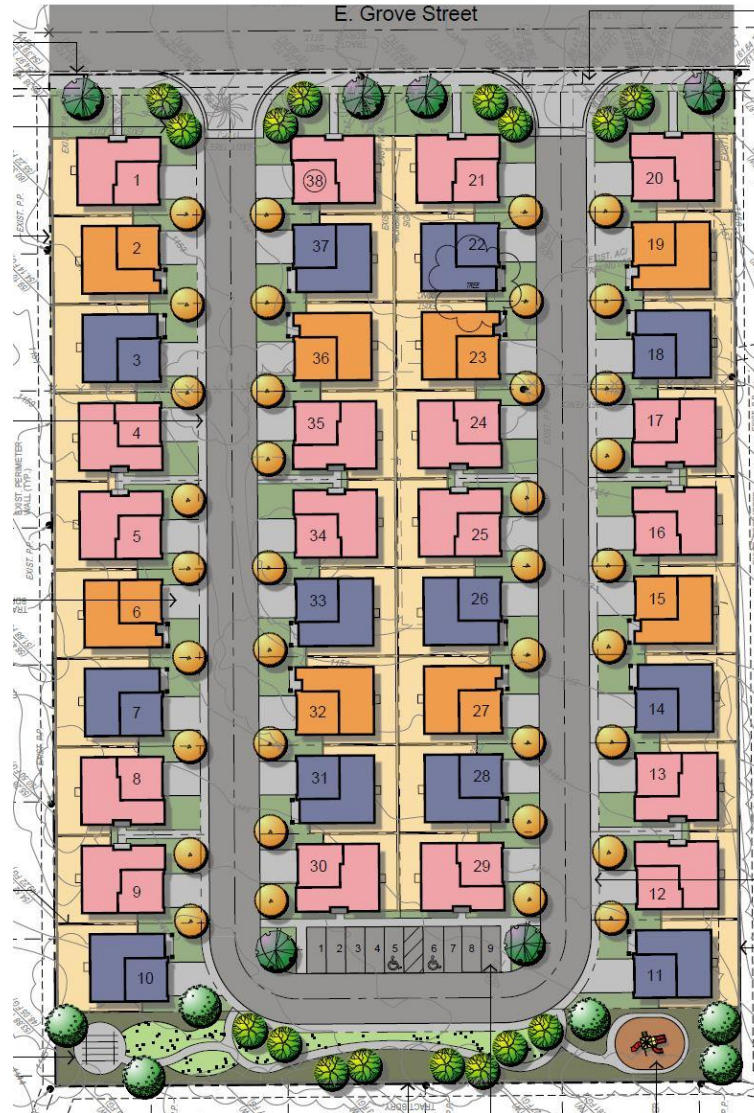
- 38 Units

Unit Mix

Plan 1, 3-bd x 8

Plan 2, 4-bd x 12

Plan 3, 4-bd x 18





Planning Commission Meeting

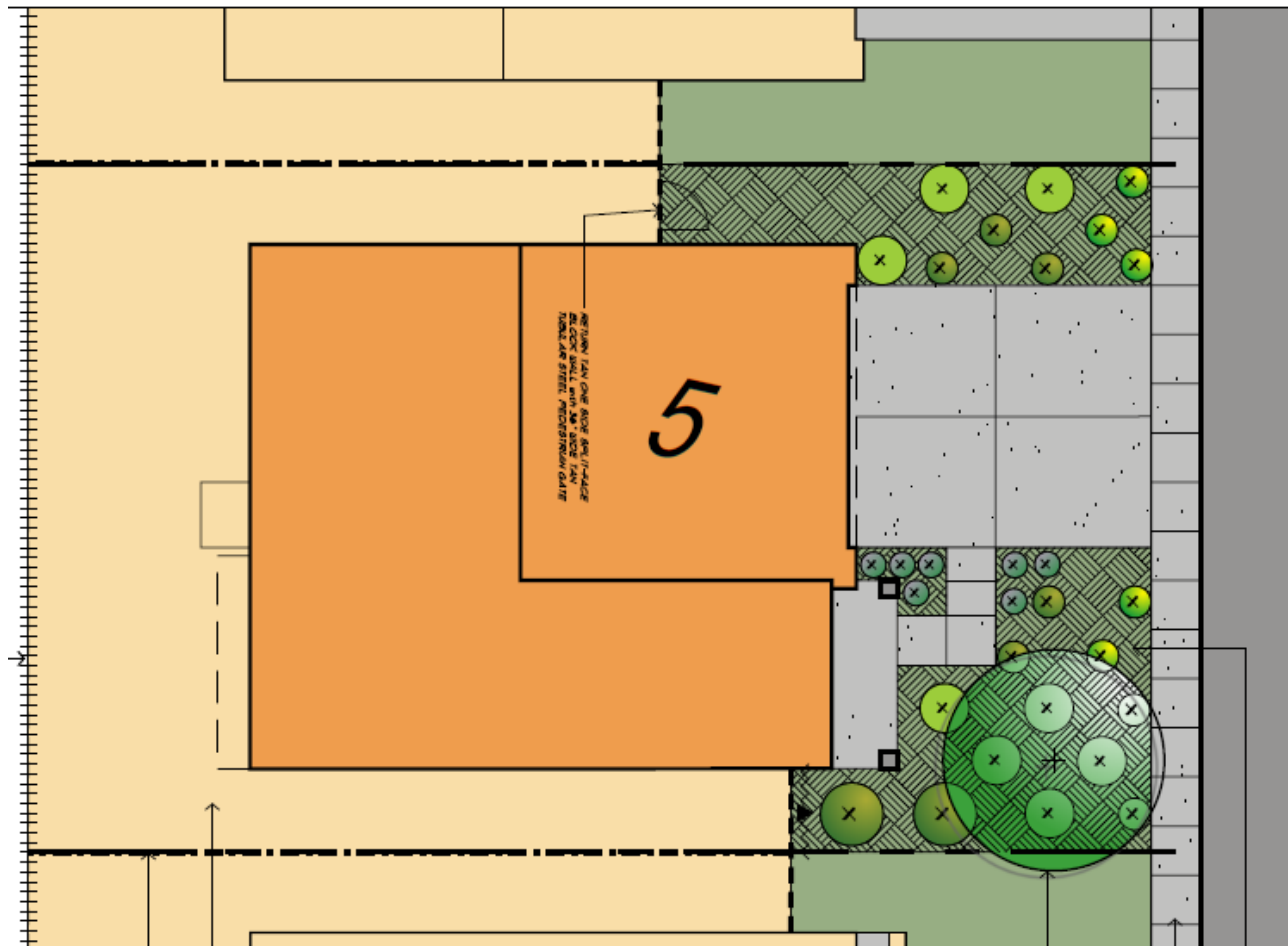
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Summary





Planning Commission Meeting

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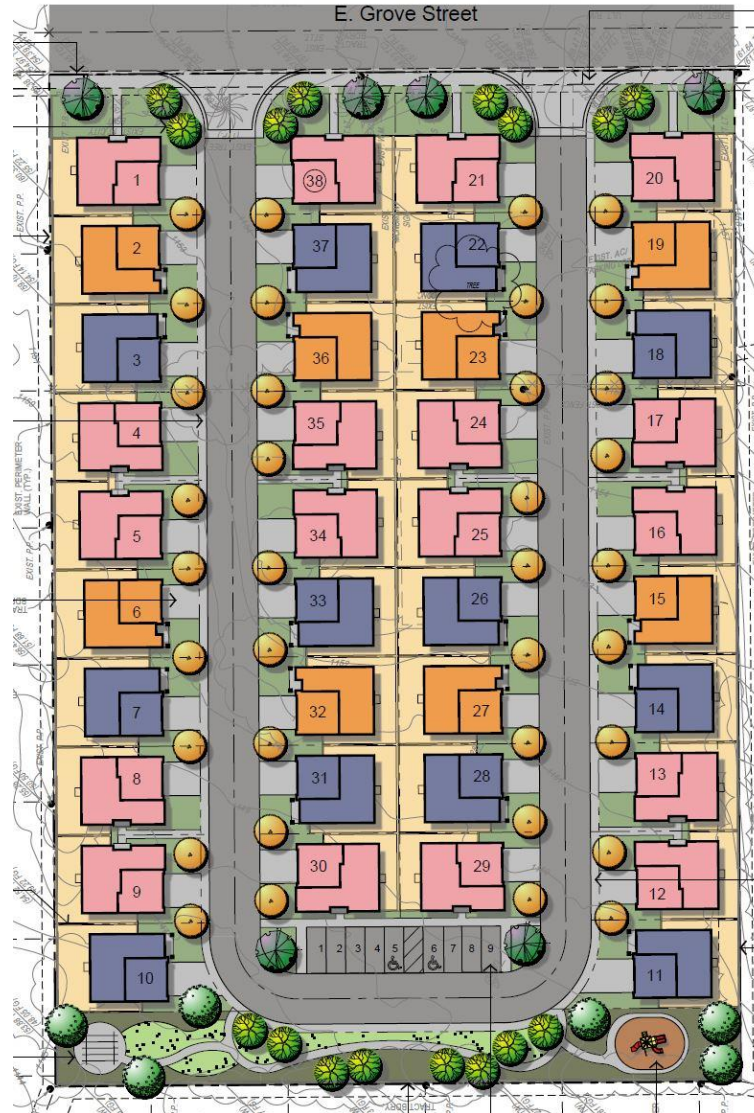
Location

Plans

Compliance

Summary

- Common OS





Planning Commission Meeting

Request

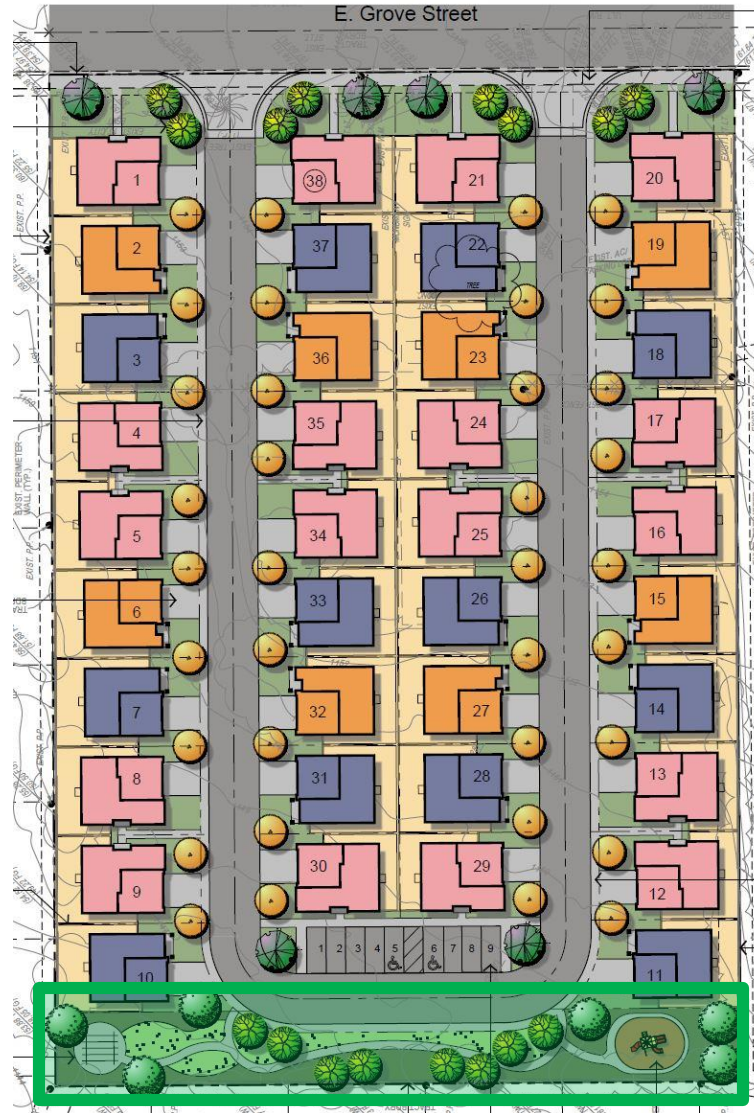
Location

Plans

Compliance

Summary

- Common OS





Planning Commission Meeting

Request

Location

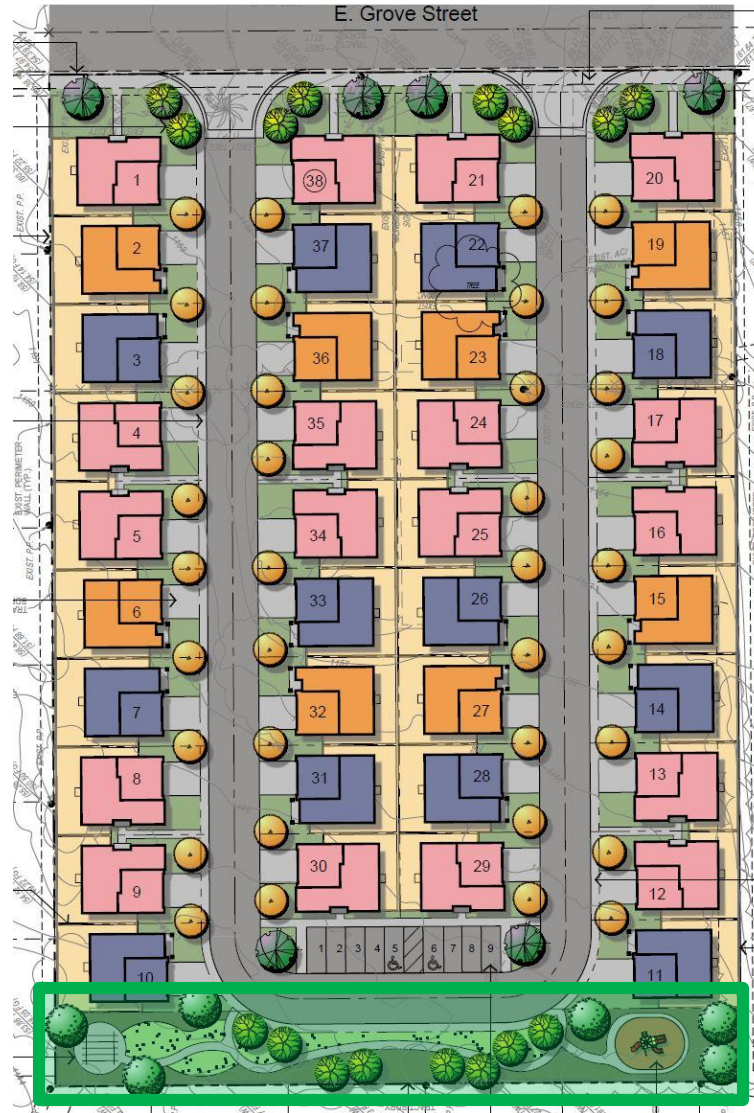
Plans

Compliance

Summary

- Common OS

Tot lot





Planning Commission Meeting

Request

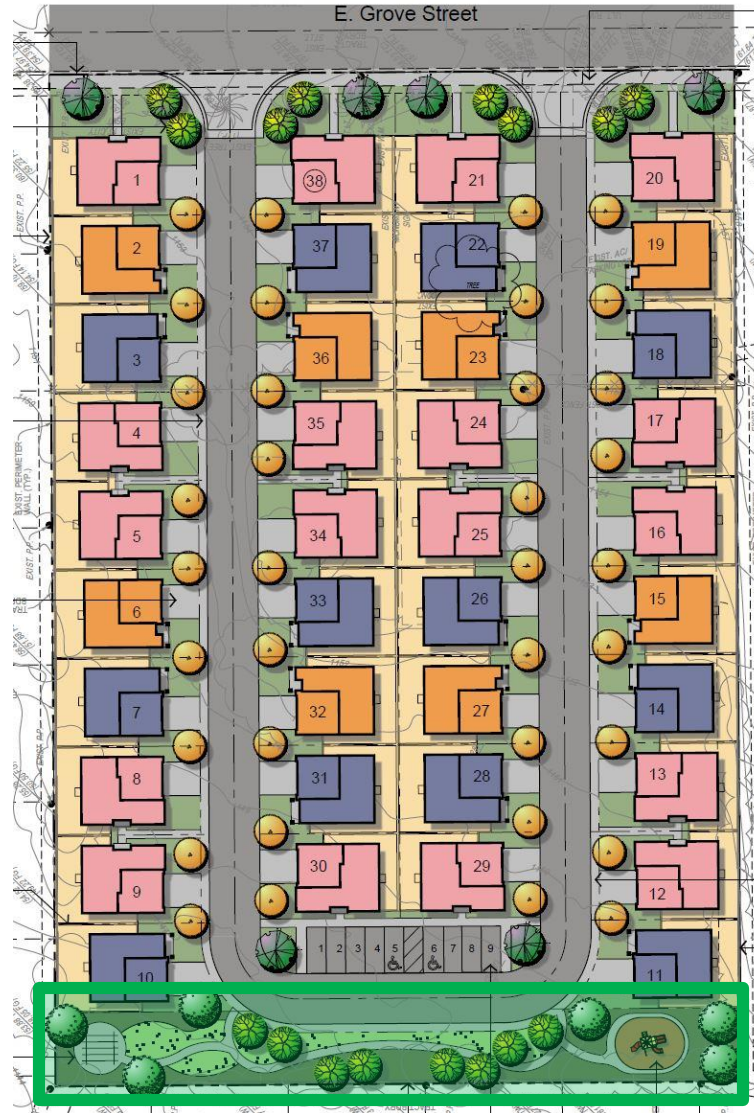
Location

Plans

Compliance

Summary

- Common OS



Tot lot

BBQ area with
Trellis





Planning Commission Meeting

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Location

Plans

Compliance

Summary





Planning Commission Meeting

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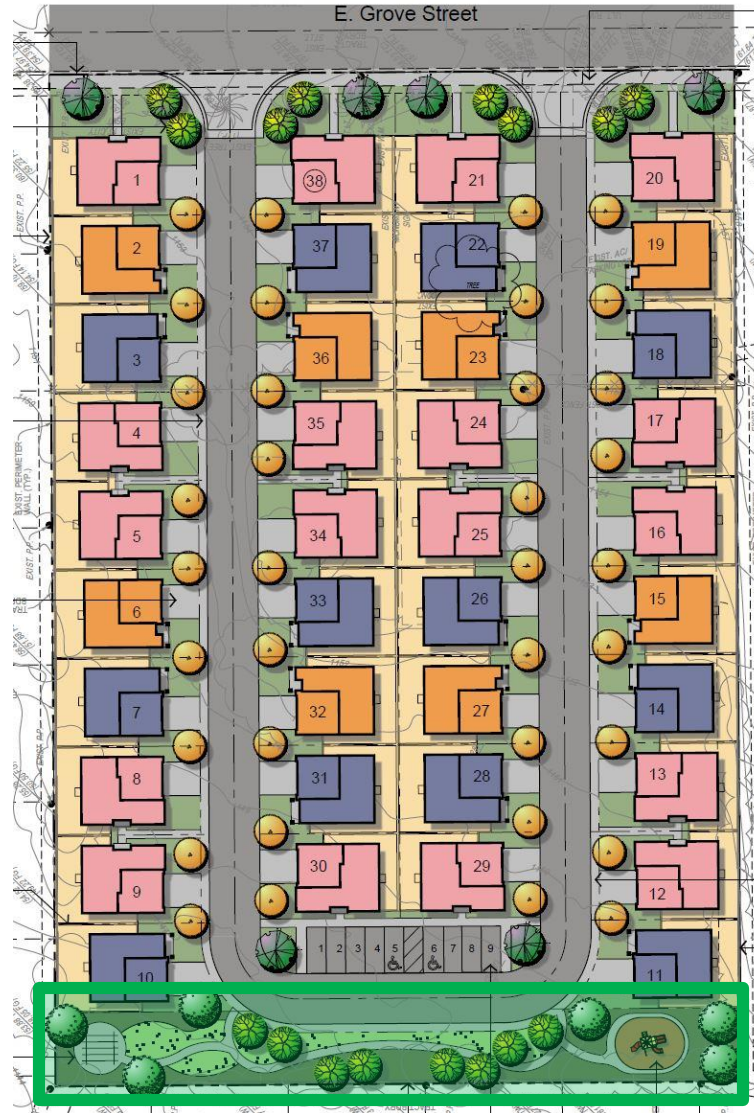
Location

Plans

Compliance

Summary

- Common OS



Tot lot

BBQ area with
Trellis

Meandering
Sidewalk



Planning Commission Meeting

Request

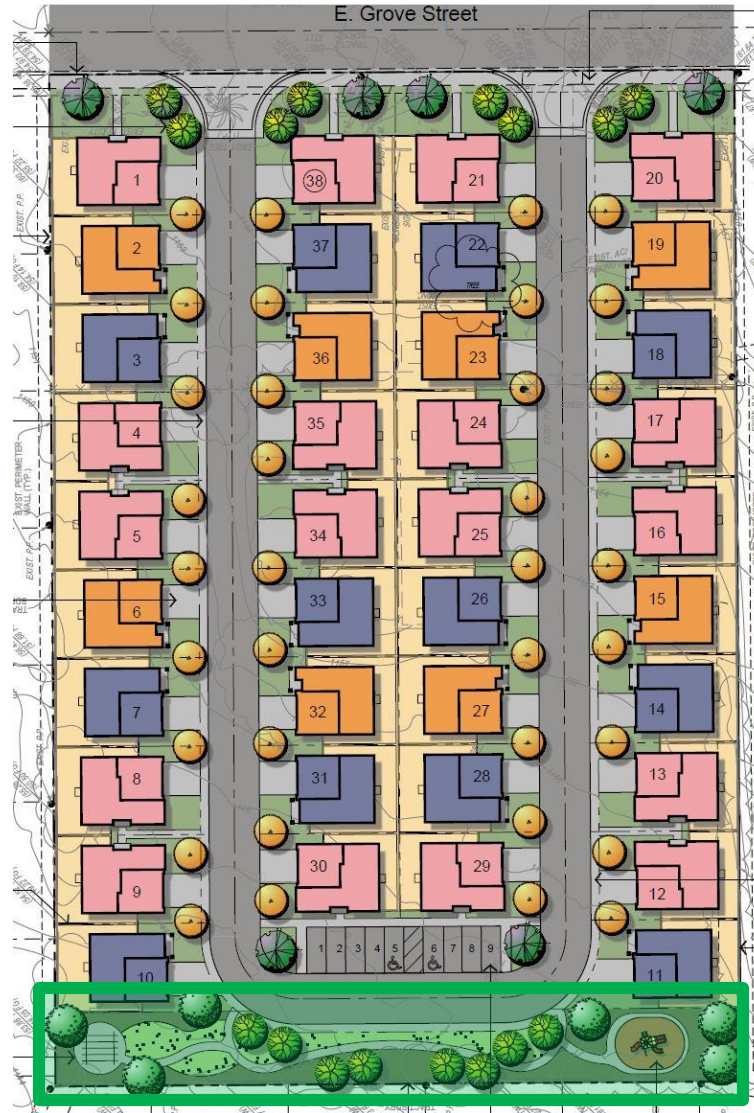
Location

Plans

Compliance

Summary

- Common OS



Tot lot

BBQ area with
Trellis

Meandering
Sidewalk

Required
5% or 7,797 sf



Planning Commission Meeting

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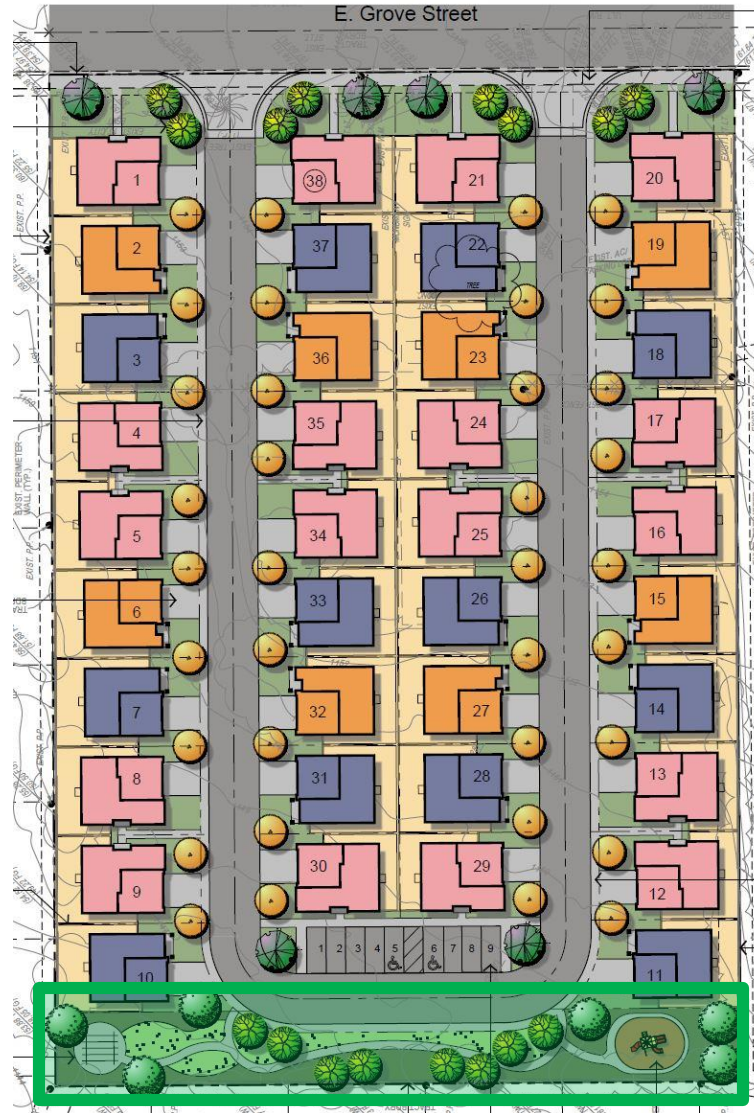
Location

Plans

Compliance

Summary

- Common OS



Tot lot

BBQ area with
Trellis

Meandering
Sidewalk

Required
5% or 7,797 sf

Provided
6.4% or 10k sf





Planning Commission Meeting

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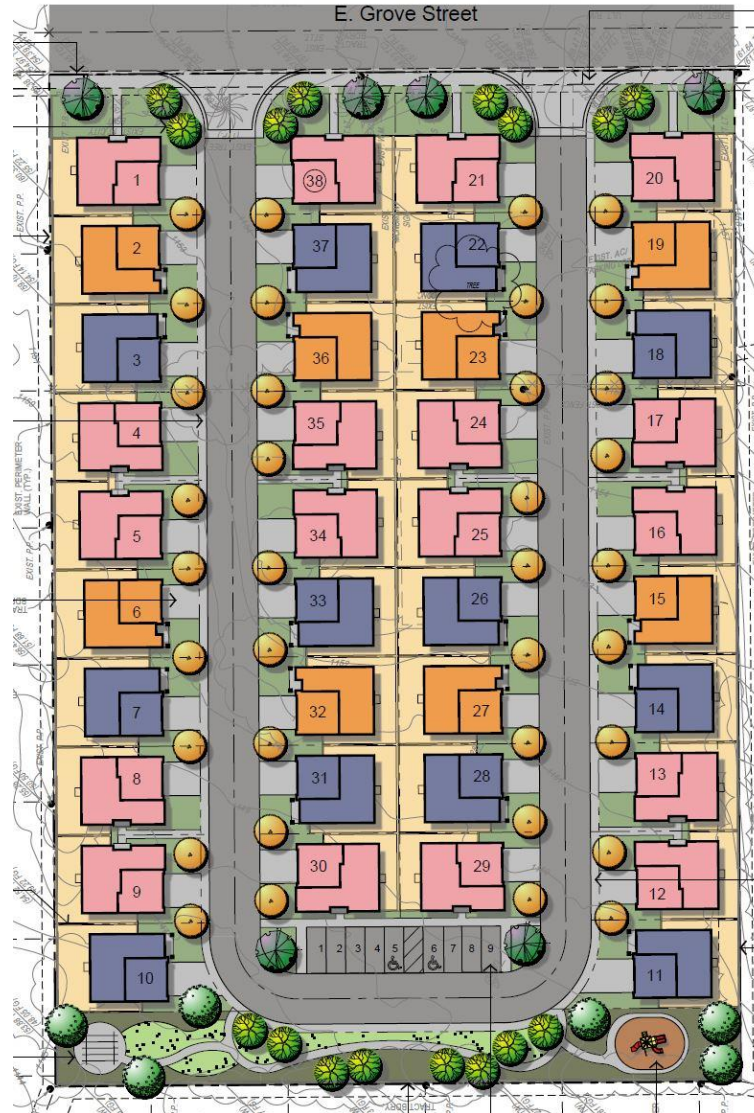
Location

Plans

Compliance

Summary

- Private Drive





Planning Commission Meeting

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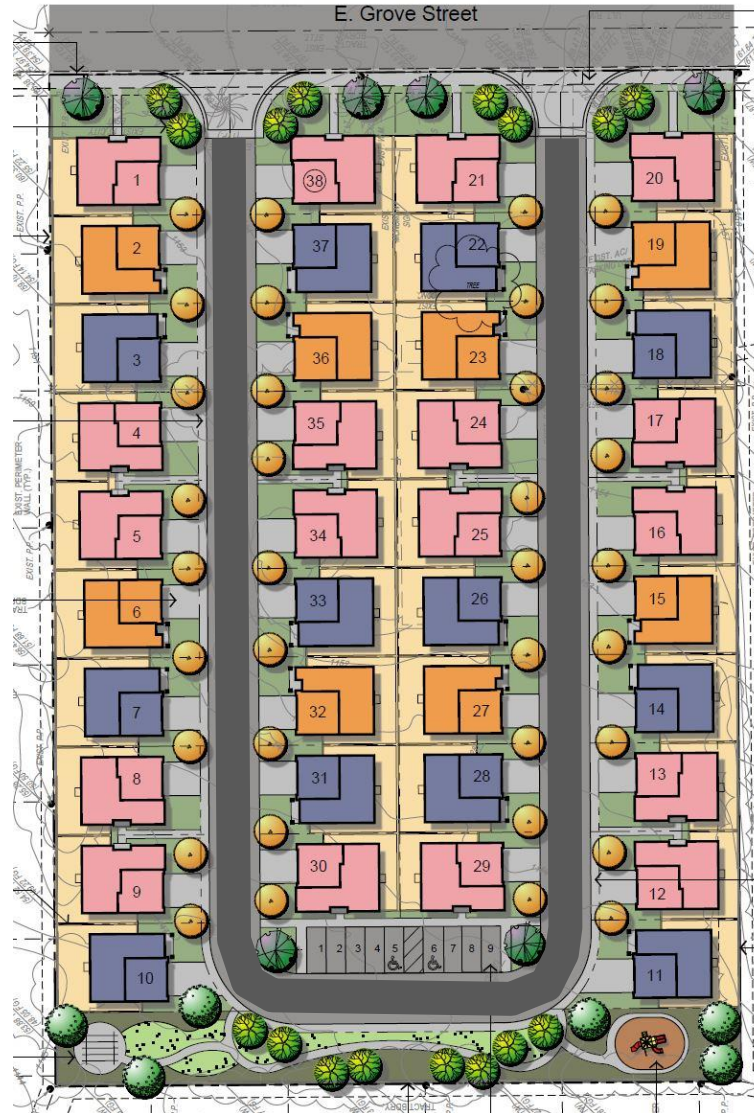
Location

Plans

Compliance

Summary

- Private Drive





Planning Commission Meeting

Request

Location

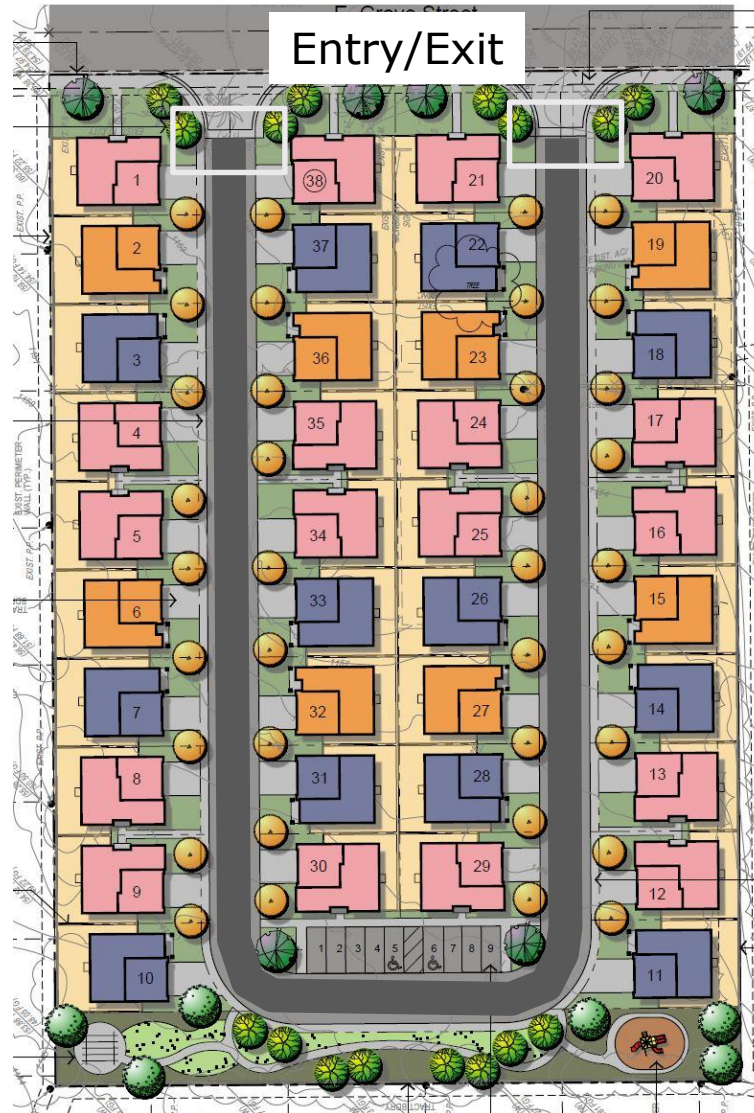
Plans

Compliance

Summary

- Private Drive

2 Drive Entries





Planning Commission Meeting

Request

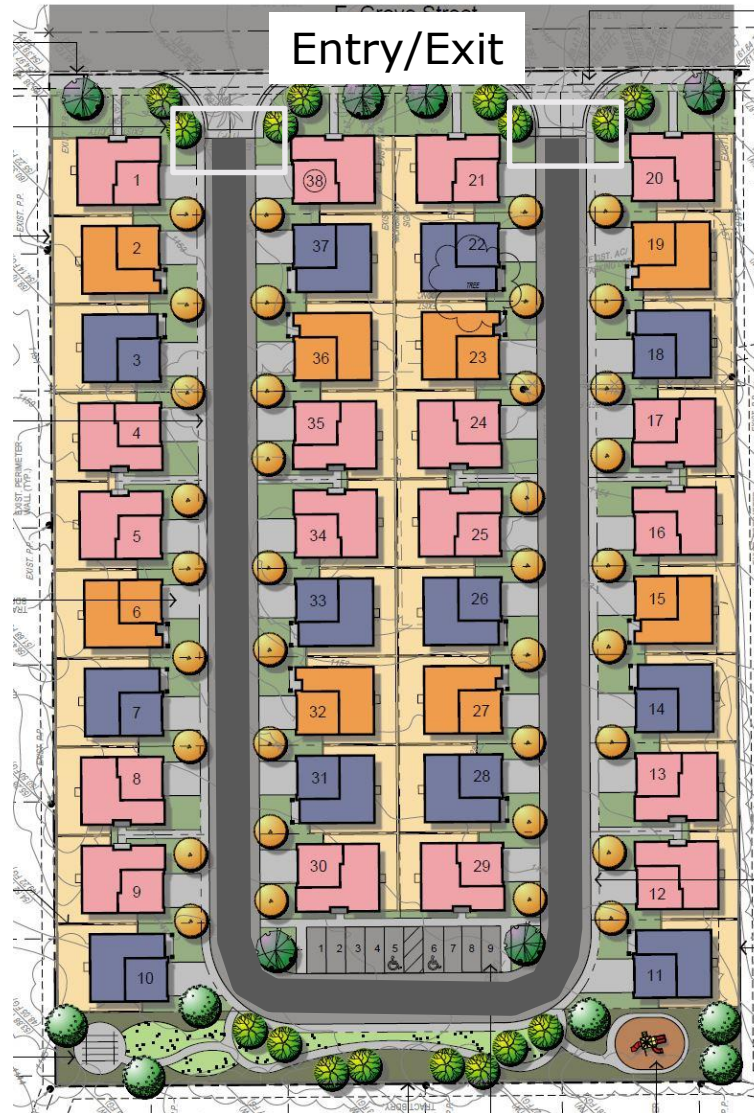
Location

Plans

Compliance

Summary

- Private Drive



2 Drive Entries

9 on street parking stalls



Planning Commission Meeting

Request

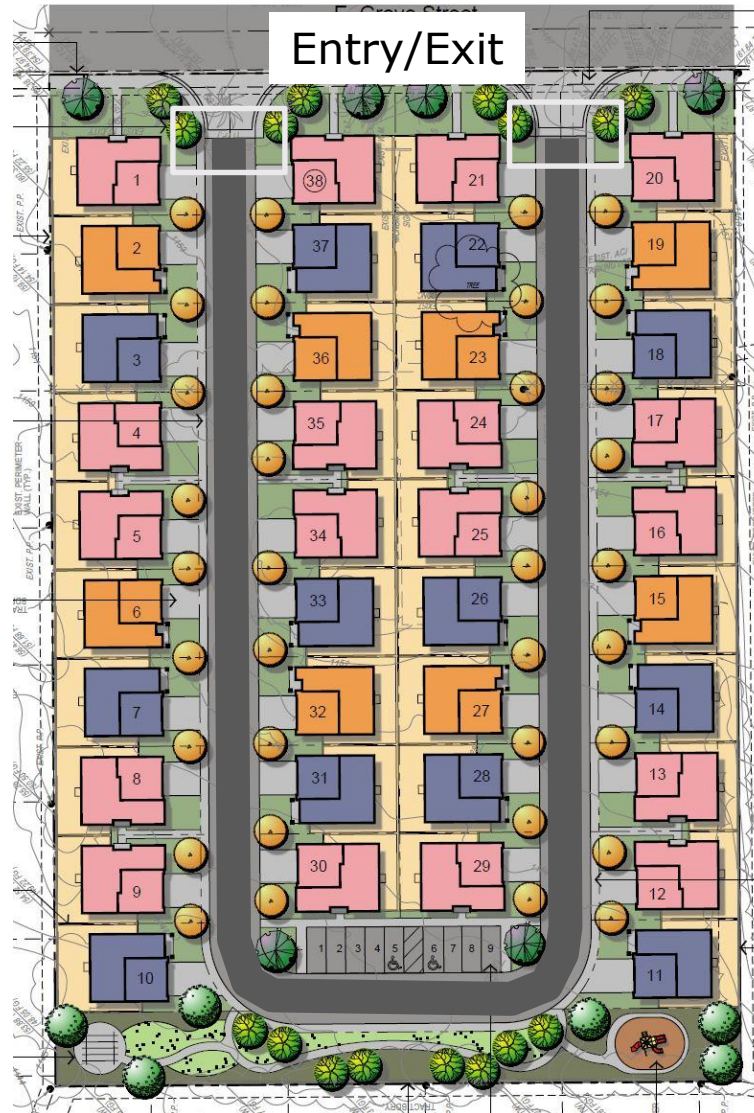
Location

Plans

Compliance

Summary

- Private Drive



2 Drive Entries

9 on street parking stalls

4-foot sidewalk



Planning Commission Meeting

Request

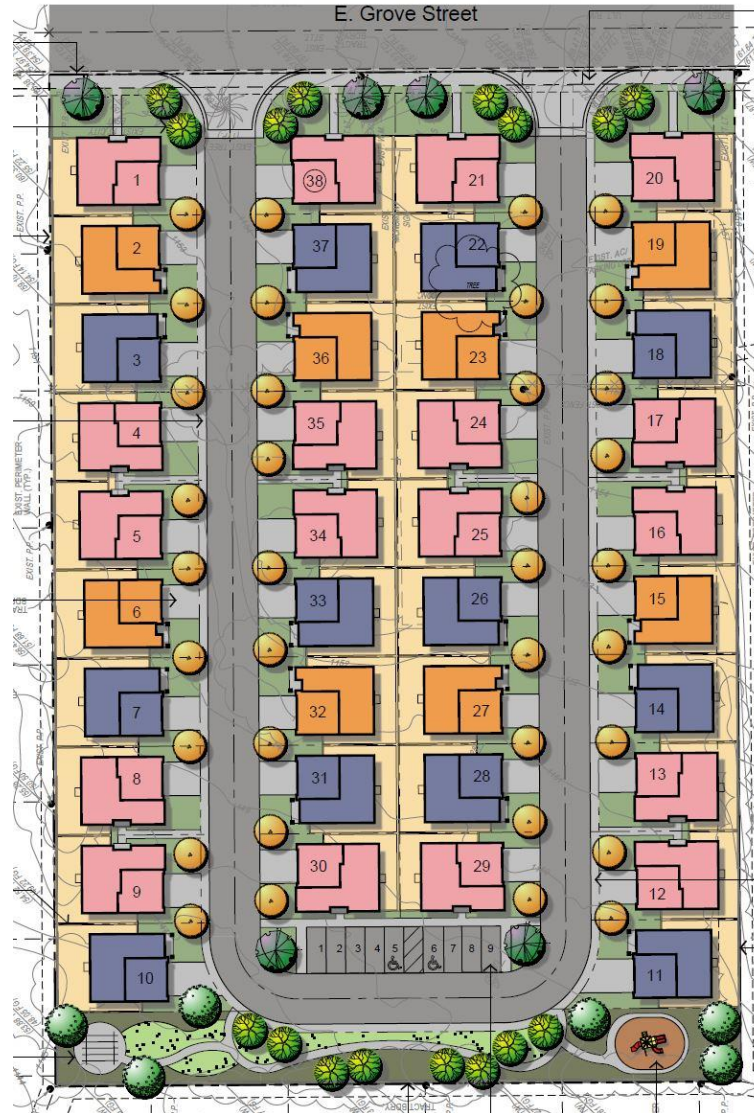
Location

Plans

Compliance

Summary

- Existing Perimeter Block Walls





Planning Commission Meeting

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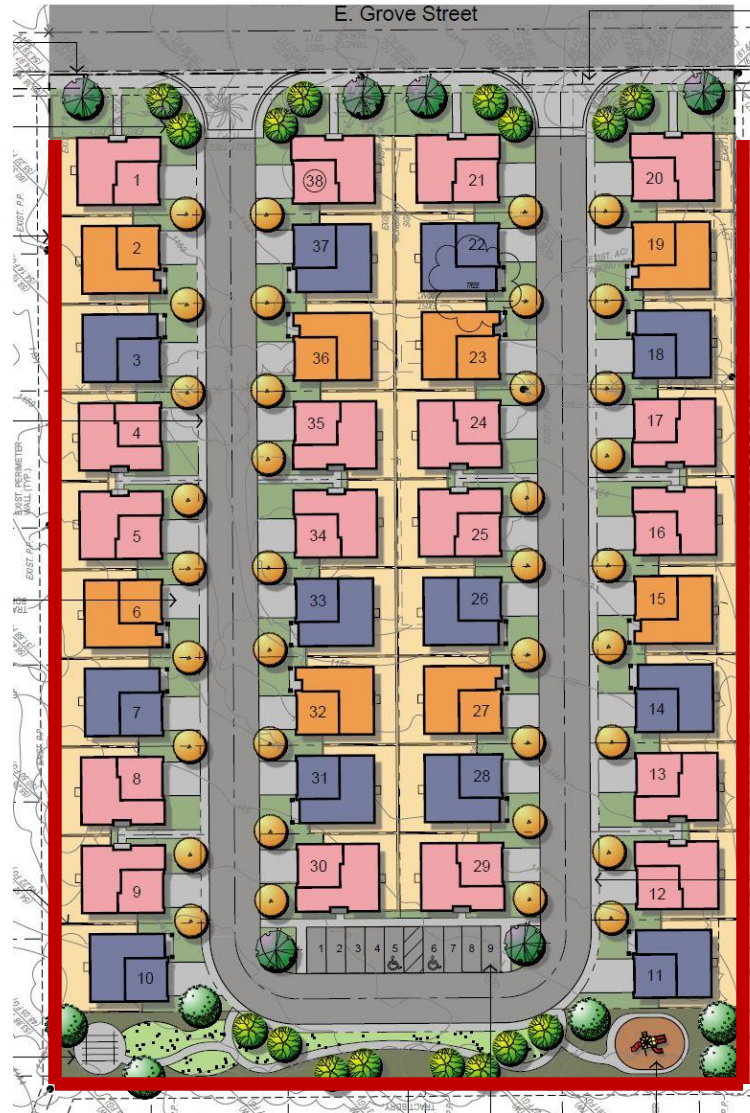
Location

Plans

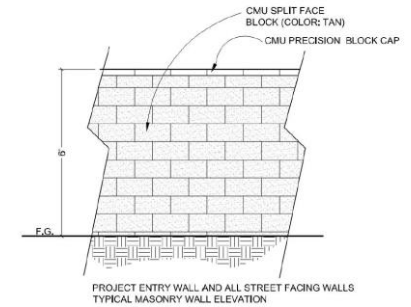
Compliance

Summary

- Existing Perimeter Block Walls



6-foot wall
CMU Split Face





Planning Commission Meeting

Request

Location

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Compliance

Summary

- Project Compliance
 - Yes, for majority of standards



Planning Commission Meeting

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Location

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Compliance

Summary

- Project Compliance
 - Yes, for majority of standards
- Non-compliance / Superseded by SB 330
 - Development Size
 - 10 acres min. required
 - 3.58 proposed
 - Density
 - 7-10 units per acre required
 - 10.61 units per acre proposed



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

- SB 330 – Housing Crisis Act of 2019



Planning Commission Meeting

Request

Location

Plans

Compliance

Summary

- SB 330 – Housing Crisis Act of 2019 – **Compliance with Development Standards**



Request

Location

Plans

Compliance

Summary

- **SB 330 – Housing Crisis Act of 2019 – Compliance with Development Standards**
 - Government Code 65589.5 (j) (4) establishes limitations on the ability of local governments to apply development standards:



Request

Location

Plans

Compliance

Summary

- **SB 330 – Housing Crisis Act of 2019 – Compliance with Development Standards**
 - Government Code 65589.5 (j) (4) establishes limitations on the ability of local governments to apply development standards:
 - “...the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, **however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.**”



Request

Location

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Compliance

Summary

- **SB 330 – Housing Crisis Act of 2019 – Compliance with Development Standards**
 - Government Code 65589.5 (j) (4) establishes limitations on the ability of local governments to apply development standards:
 - “...the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, **however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.**”
 - Standards that do not facilitate development density
 - Development Size
 - Density



Planning Commission Meeting

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Summary

- SB 330 – Housing Crisis Act of 2019 – **Rezoning**



Planning Commission Meeting

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Summary

- **SB 330 – Housing Crisis Act of 2019 – Rezoning**
 - Government Code § 65589.5 (j) limits the ability of local governments to require the rezoning of a property if the project is consistent with the objective general plan standards and criteria



Request

Location

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Compliance

Summary

- **SB 330 – Housing Crisis Act of 2019 – Rezoning**
 - Government Code § 65589.5 (j) limits the ability of local governments to require the rezoning of a property if the project is consistent with the objective general plan standards and criteria
 - Existing Zone is R-1-6,000
 - Proposed Zone is Small Lot Residential



Request

Location

Plans

Compliance

Summary

- **SB 330 – Housing Crisis Act of 2019 – Rezoning**
 - Government Code § 65589.5 (j) limits the ability of local governments to require the rezoning of a property if the project is consistent with the objective general plan standards and criteria
 - Existing Zone is R-1-6,000
 - Proposed Zone is Small Lot Residential
 - Residential Neighborhood Place Type
 - Small Lot Residential Zone is consistent



Request

Location

Plans

Compliance

Summary

- **SB 330 – Housing Crisis Act of 2019 – Rezoning**
 - Government Code § 65589.5 (j) limits the ability of local governments to require the rezoning of a property if the project is consistent with the objective general plan standards and criteria
 - Existing Zone is R-1-6,000
 - Proposed Zone is Small Lot Residential
 - Residential Neighborhood Place Type
 - Small Lot Residential Zone is consistent
 - T3 Transect Zone – 20 DU/AC
 - 10.61 DU/AC is consistent



Planning Commission Meeting

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Summary

- SB 330 – Housing Crisis Act of 2019 – **Disapproving Projects**



Request

Location

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Summary

- **SB 330 – Housing Crisis Act of 2019 – Disapproving Projects**
 - Government Code 65589.5 (j) establishes limitations on the ability of local governments to disapprove a housing development project that is compliant with applicable, objective general plan and zoning standards



Request

Location

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Summary

- **SB 330 – Housing Crisis Act of 2019 – Disapproving Projects**

- Government Code 65589.5 (j) establishes limitations on the ability of local governments to disapprove a housing development project that is compliant with applicable, objective general plan and zoning standards
 - The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved



Request

Location

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Compliance

Summary

- **SB 330 – Housing Crisis Act of 2019 – Disapproving Projects**

- Government Code 65589.5 (j) establishes limitations on the ability of local governments to disapprove a housing development project that is compliant with applicable, objective general plan and zoning standards
 - The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved
 - *"specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete*



Request

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Summary

- **SB 330 – Housing Crisis Act of 2019 – Disapproving Projects**

- Government Code 65589.5 (j) establishes limitations on the ability of local governments to disapprove a housing development project that is compliant with applicable, objective general plan and zoning standards
 - The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved
 - *"specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete*
 - There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density



Planning Commission Meeting

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- Consistent with the General Plan
- Meets or exceeds a majority of development standards
- Compatible with adjacent uses
- Will not result in negative impact to surrounding area
- Enhances aesthetics and character of the neighborhood



Planning Commission Meeting

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- Staff recommends that the Planning Commission adopt the attached draft resolution approving Tentative Tract Map (TRACTMAP 15269-2021), subject to conditions.