DATE: September 2, 2008

LOCATION: Council Chambers

2212 Beach Boulevard

TIME: 6:00 p.m.

ITEM#: 1

STUDY SESSION

APPLICANT/OWNERS: Kerrie L. Dunstan & William R. Husson, Jr.

46 Franklin Avenue

South San Francisco, CA 94080

LOCATION: Fassler Avenue (APN: 022-150-030)

PROJECT

DESCRIPTION: Subdivide a 2 acre vacant parcel into two (2) lots and construct 2 single-

family residences

General Plan: Open Space

Zoning: Agricultural/B-5//HPD, Hillside Preservation District Zone

CEQA STATUS: To be determined upon filing of a formal application

REQUIRED APPROVALS: Planning Commission approval of Tentative Map,

Development Plan, Specific Plan, Rezoning, -- City Council approval of Development Plan, General Plan Amendment, Rezoning, and Final Map, Rezoning subject

to approval by the vote of the people

RECOMMENDED ACTION: None

Planning Commission Staff Report (Study Session) **Fassler – Two Lot Subdivision and Construction of 2 Single-Family Homes**September 2, 2008

Page 2

DISCUSSION

- **1. Project Background:** On October 15, 2007, the Planning Commission conditionally approved a Use Permit and Site Development Permit for the development of the subject two-acre vacant lot with one-single family home with a second residential unit on the south side of Fassler Avenue east of Roberts Road. The project was part of the Harmony @ one 14 lot subdivision that was also approved by the Planning Commission and City Council.
- **2.** <u>Project Summary</u>: The applicant has submitted conceptual plans for a 2 lot subdivision and construction of 2 detached single-family homes. Each lot would consist of one acre.

Access to the development will be provided via an internal road system with cul-de-sacs that is also part of the Harmony @ one project. The conceptual plans show a portion of the access and footprints of the proposed single-family homes. No floor plans, building elevations or landscaping plans were submitted.

3. General Plan and Zoning: The two acre parcel is designated Open Space Residential and is zoned Agriculture with a B-5 Lot Size Overlay. It is also within the Hillside Preservation overlay district. The Agriculture zoning district permits the development of one single-family residence with a second residential unit with approval of a Use Permit and Site Development Permit. The proposed development of the 2-acre parcel with two single family residences would be inconsistent with the residential land use designation in the General Plan. The residential development density for Open Space Residential is an average density of more than five (5) acres for each residential unit. The proposal would also be inconsistent with the zoning designation of the property. A General Plan amendment to a designation of very-low density residential would be necessary to permit two single-family residences on the two acre parcel. Very low density residential allows one-half to five acres per dwelling unit. In addition, a vote of the people would be required to rezone land that is designated Agricultural. The Hillside Preservation District includes specific land coverage controls, where the amount of allowable coverage decreases as the average percent of slope increases. The two acre vacant parcel was part of the Harmony @ one project and was included in the overall HPD calculations. The subject property was allocated a total of 17,500 square feet of coverage. Proposed Lot A would be allocated 10,200 square feet of coverage and Parcel B would received 7,300 square feet of coverage.

<u>Surrounding Land Uses</u>: Land uses in the area are comprised primarily of residential and open space. Land use in the project vicinity is open space to the north and east, multi-family residences and open space to the west and residences and the Cabrillo School to the south. The nearest commercial uses are Linda Mar Shopping Center to the south, the Sea Bowl bowling alley at the intersection of Highway 1 and Fassler Avenue, and the West Rockaway Beach commercial area west of Highway 1 at Fassler Avenue.

4. <u>Municipal Code Standards</u>: It appears that most of the applicable zoning ordinance regulations for A/B-5 HPD, Agriculture with a B-5 and Hillside Preservation District Overlay including minimum lot area per dwelling unit, minimum lot width, site coverage, front setbacks, side yard setbacks, rear setbacks, parking, and landscaping would be meet by the proposal.

In terms of building setbacks, the homes appear to meet the 25-foot front and rear yard setbacks, and 20-foot side yard setbacks. The parking regulations for the Hillside Preservation District, however, would need to be met. The Hillside Preservation District requires two (2) covered spaces, plus two (2)

Planning Commission Staff Report (Study Session) **Fassler – Two Lot Subdivision and Construction of 2 Single-Family Homes**September 2, 2008

Page 3

uncovered spaces would be required for each single-family residence. In addition, each lot would need to meet the minimum landscaping requirements which require 20% of the lot to be landscaped. The proposed homes would also need to meet the 35-foot height limitation.

- **5.** <u>Comments from Other City Departments</u>: Staff solicited comments from the Fire Department, Building Division of Planning, and Wastewater and Engineering divisions of Public Works. The Fire and Building Departments had no comments. The Wastewater Division indicated that the sewer hookup is feasible.
- **6.** Environmental Issues: The steep slope of the property will require careful consideration of geotechnical issues, including erosion, seismicity, and drainage. A geotechnical report will be required as part of a formal application. Other issues of concern include potential traffic and visual impacts.
- 7. <u>Staff Analysis</u>: The subdivision and future construction of two (2) single-family homes on one acre lots does not appear to be out of character with the surrounding land uses, which are developed with mix of single-family homes and multi-family residential on the eastern and western sides of the site. The visual and geotechnical impacts from the construction of two homes are unknown. No construction plans or geotechnical reports have been submitted to determine the level of impact this proposal could potentially create. However, upon submittal of a formal application, information will have to be presented to address, among other things, the potential detriment to the adjacent residential district, damage to the natural environment, and sufficient site and structural design variety will also have to be demonstrated. Staff will also have to determine the appropriate environmental document to be prepared.

The Commission may wish to provide comments on project density, and any other issues of interest to the Commission. In particular, the Commission may want to discuss whether they support the two lot subdivision and rezoning of the property from Agricultural to PD, Planned Development. The proposed project will require rezoning, due to the HPD overlay. A vote of the people would also be necessary to allow the rezoning of the subject parcel because it is designated Agricultural.

Attachments:

- a. Land Use and Zoning Exhibit
- b. Conceptual Site Plan (Planning Commission only)

Prepared by LD