

Staff's primary concern is to insure that the proposed units will be compatible to the surrounding neighborhood. Staff therefore recommends certain design considerations relative to roof types, location of driveways, and exterior materials, be imposed as a condition of approval. Each plan shall be subject to staff review and approval prior to issuance of building permits. Staff notes that this review procedure has been utilized for approximately four such projects in the Pocket Area with success.

3. The Planning and Community Services Departments have determined that 4.0 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.
4. The applicant has requested a variance to allow the front yard setback to be a minimum of 20 feet. Per the applicant's stated intent, the variance is to allow variation in front yard setback. Staff has no opposition to the concept of front yard setback variations; in fact, staff usually requires this variation in patio home and halfplex projects. However, the proper procedure to provide for this variation is through an amendment of the Zoning Ordinance. There is no hardship or difficulty to warrant the granting of a variance to reduce the front yard setback as requested.
5. Staff has no objection to the requested variance/subdivision modification to create lots of less than 100 feet in depth as the affected lots satisfy all other dimension requirements of both the Zoning and Subdivision Ordinances.
6. *Staff notes that a portion of the tentative map adjacent to the canal may need to be revised in accordance with the parkway provisions of the Pocket Community Plan. The tentative map has been conditioned to insure compliance. (deleted by staff)*

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone of 16± acres from Single Family (R-1) to Townhouse (R-1A);
3. Approval of the Tentative Map, subject to conditions which follow;
4. Approval of the Special Permit to develop 94 halfplex units, subject to conditions and based upon Findings of Fact which follow;
5. Denial of the Variance to allow front yard setbacks less than 25 feet, based upon Findings of Fact which follow; *(Withdrawn)*
6. Approval of the Variance/Subdivision Modification to allow lots of less than 100 feet in depth.

Tentative Map Conditions

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

- a. Provide standard subdivision improvements, including 12 feet of pavement along the north side of the off-site portion of Gloria Drive, pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the Director of Public Works;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pay off existing fees or file the necessary segregation requests and fees to segregate existing assessments;
- e. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- f. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- g. Off-site right-of-way dedication required for the north side of Gloria Drive, subject to review and approval of the Director of Public Works;
- h. Minimum lot pad elevation = +3.5 feet; minimum gutter grade = +2.0 feet;
- i. Pay Pocket Bridge fees;
- j. Any phasing shall be approved by the Director of Public works;
- k. Merge lots 175 through 181 into one parcel and lots 182 through 188 into one parcel;
- l. ~~Revise the street design for the proposed north/south street adjacent to the canal to comply with the parkway design requirements of the Pocket Community Plan. (deleted by staff)~~

Special Permit Conditions

The applicant shall submit site plans and elevations for each lot developed for halfplex use. The plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit. These plans shall adhere to the following design criteria:

- a. The roofs shall consist of shake or similar material;
- b. The roofs shall be designed in a variety of styles;
- c. The exterior surface of these units shall vary in color and material;
- d. The halfplex structures on corner lots shall be designed with garages and driveways located on each street frontage;
- e. The landscaping shall be compatible to surrounding single family dwellings.