



# **Olson Townhomes**

City Council

June 7, 2022

# Project Location

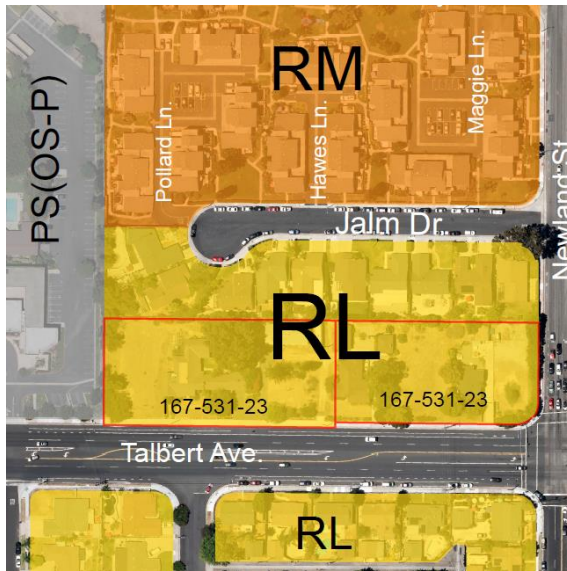


8371-8461 Talbert Ave

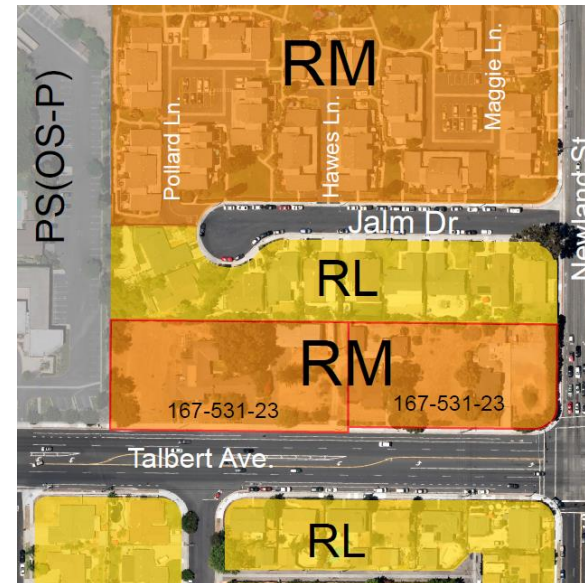


# Project Request

**General Plan Amendment (GPA) No. 21-002** - To amend the General Plan designation from Residential Low Density (RL) to Residential Medium Density (RM)



Existing General Plan

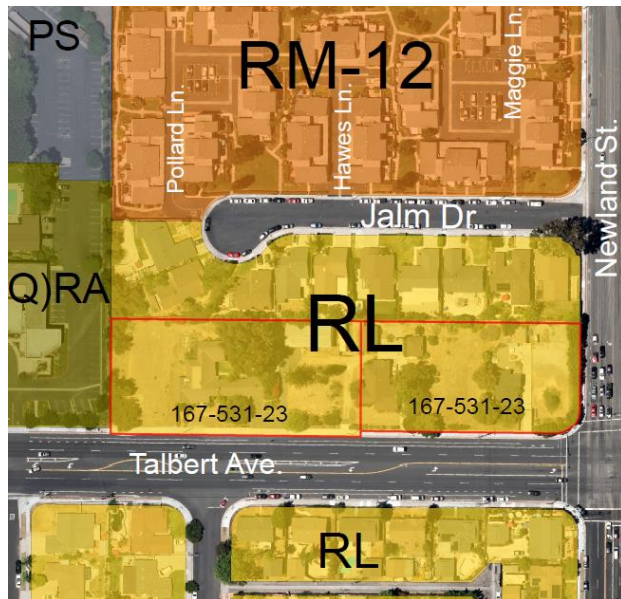


Proposed General Plan

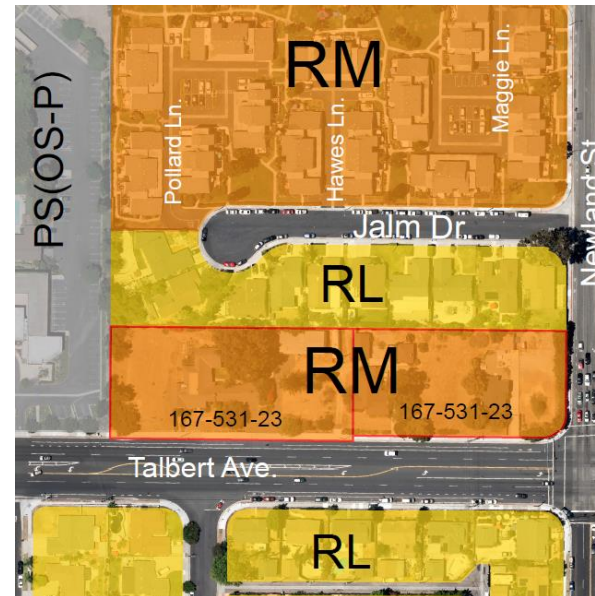


# Project Request

**Zoning Map Amendment (ZMA) No. 21-001** - To amend the zoning designation from Residential Low Density (RL) to Residential Medium Density (RM)



Existing Zoning



Proposed Zoning



# Project Request

## Mitigated Negative Declaration No. 21-003 –

To analyze the potential environmental impacts of the proposed project



TENANTED SETBACK



BAY WINDOW PK TO EXCEED 2'-4"

ENHANCED RIGHT

REAR

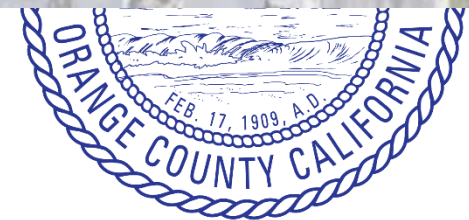


# Project Request

May 10, 2022 Planning Commission approved (no appeal):

**Tentative Tract Map 19157** – To subdivide 2.07 acres for condominium purposes

**Conditional Use Permit 21-004** – To develop 34 townhomes and allow up to an 8 ft. tall retaining wall topped with a 6 ft. tall wall at west property line



# Analysis

- MND adequate and complete
- Consistent with General Plan and its goals and policies
- Compatible with the area
- Adds to the City's housing stock, including affordable housing, and RHNA targets



# Recommendation

Planning Commission and staff recommend approval of the request based on the reasons cited







**End**