



Olson Townhomes

City Council

June 7, 2022

Project Location

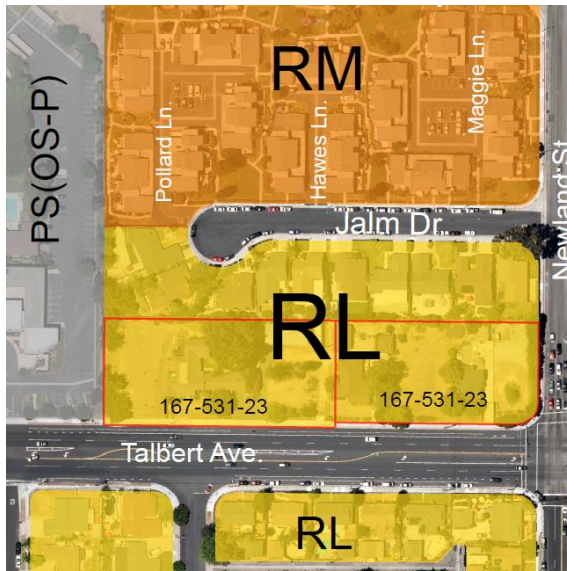


8371-8461 Talbert Ave

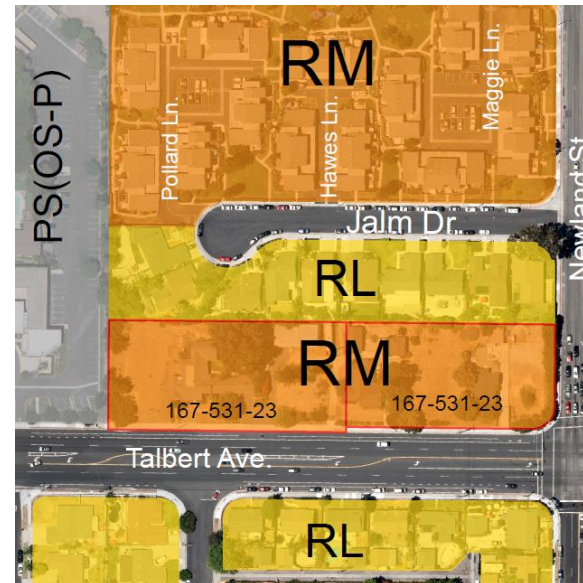


Project Request

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

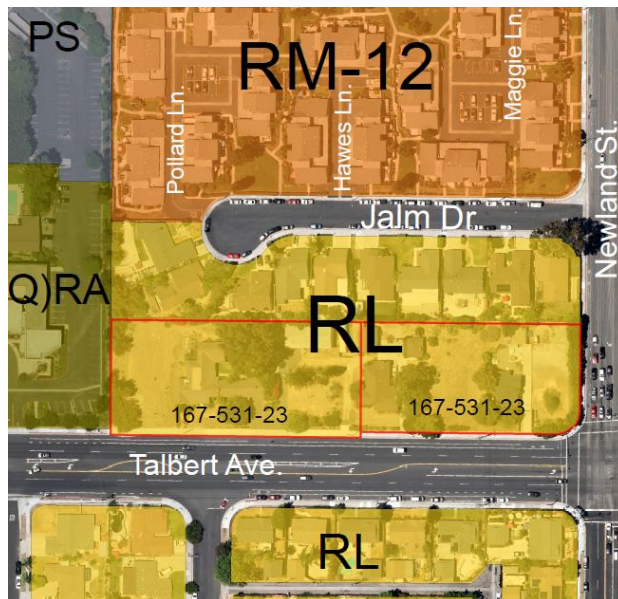


Proposed General Plan

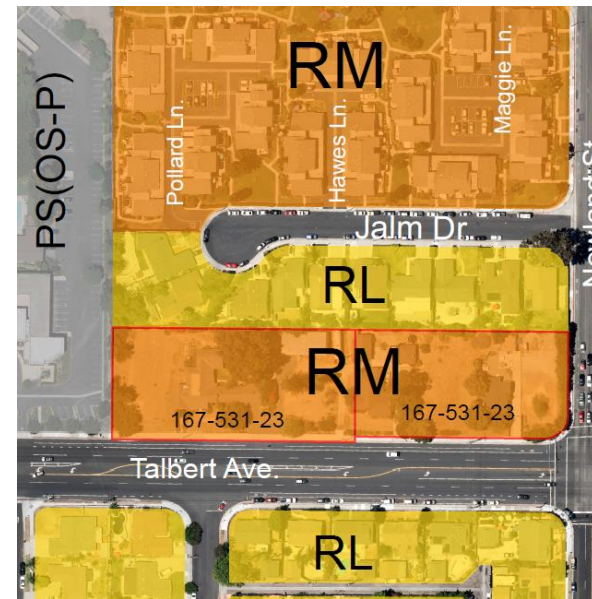


Project Request

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



ENHANCED RIGHT

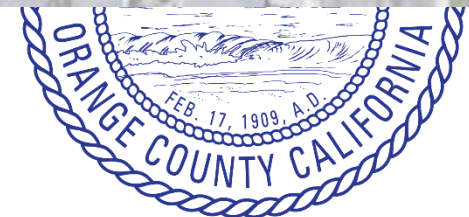


Project Request

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