Holly Triangle Townhomes

City Council

June 21, 2022

Project Request

- **General Plan Amendment (GPA) No. 20-003**

- **Zone Text Amendment (ZMA) No. 20-003**

- **Environmental Assessment No. 20-003**

Project Location

Location
19070 Holly Lane

General Plan/Zoning
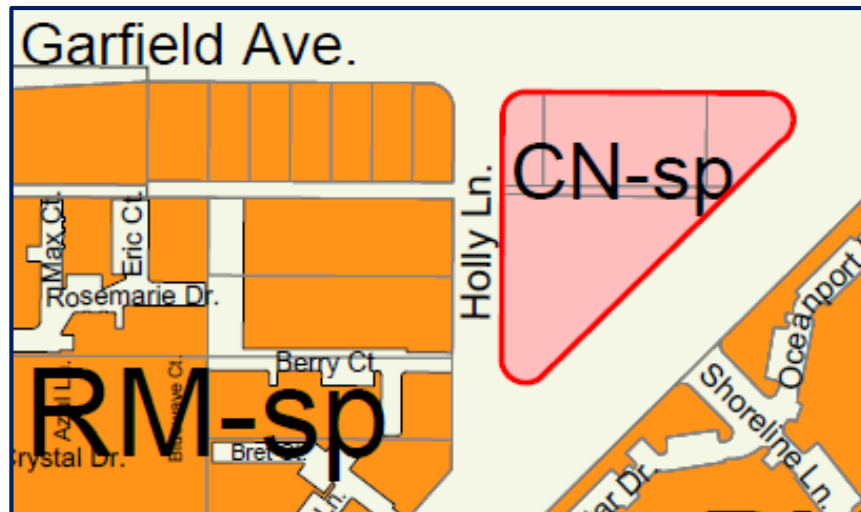Commercial Neighborhood (CN-sp)
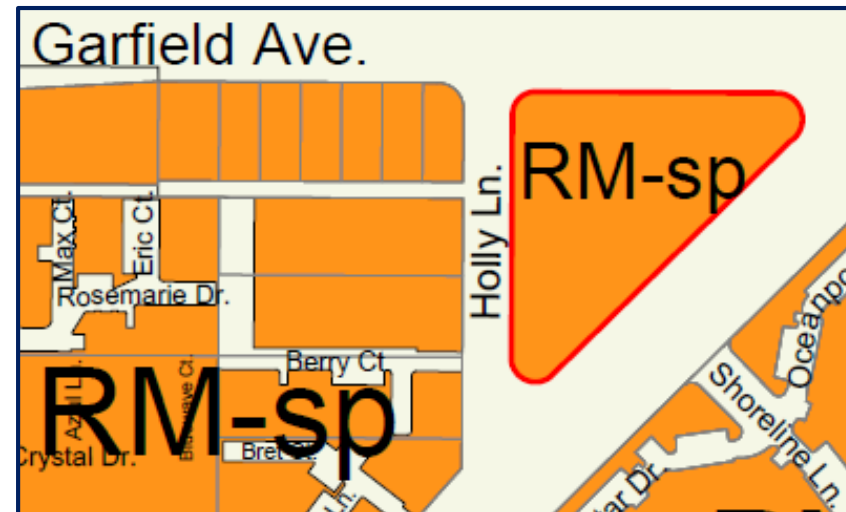SP9 (Holly-Seacliff Specific Plan)

Surrounding Uses
Residential

General Plan Amendment No. 20-003

To amend the General Plan designation from Commercial Neighborhood-Specific Plan Overlay (CN-sp) to Residential Medium Density-Specific Plan Overlay (RM-sp).
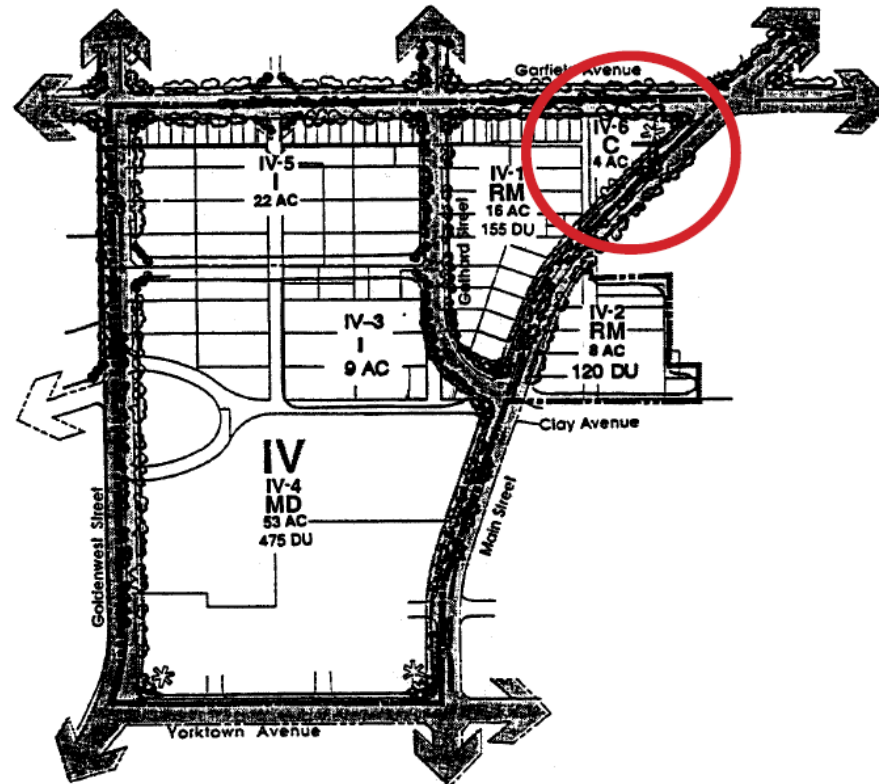

Existing General Plan Land Use
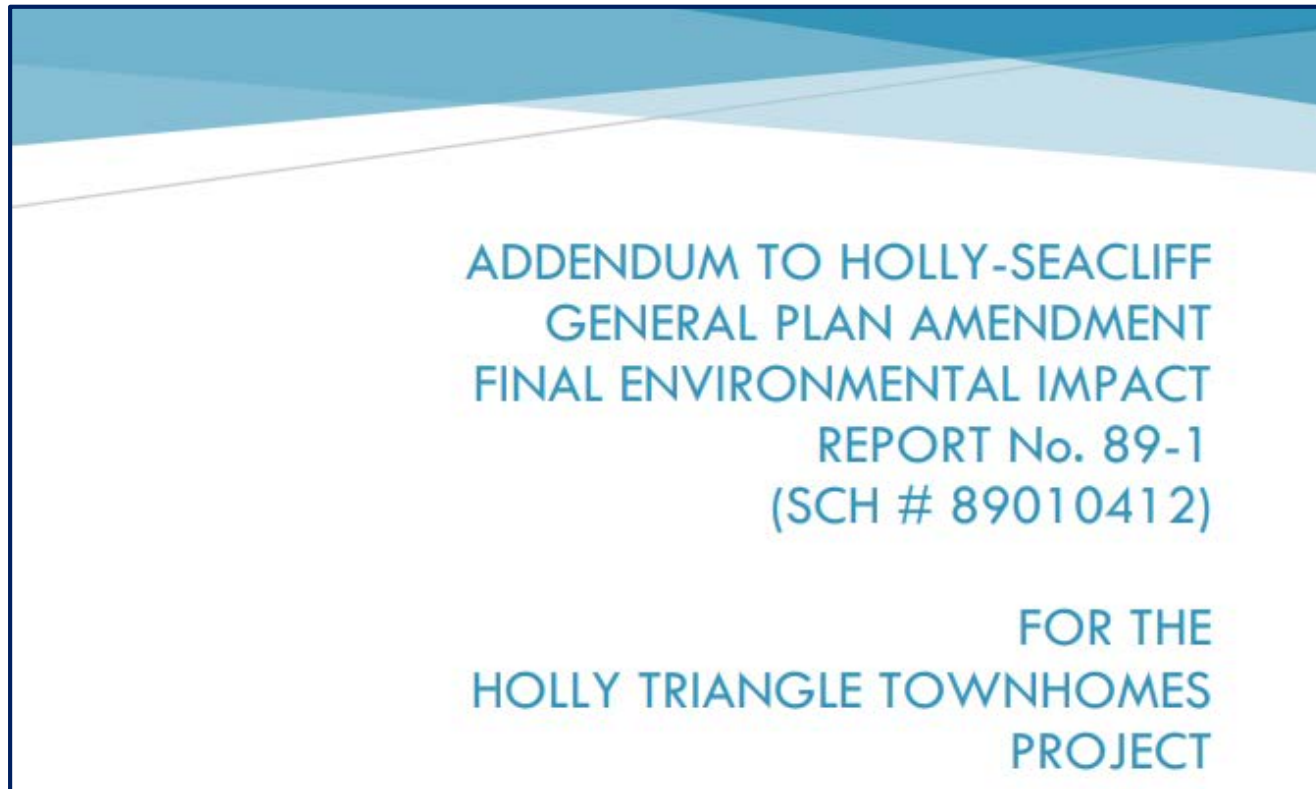

Proposed General Plan Land Use

Zone Text Amendment No. 20-003

To amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Commercial (C) to Residential Medium Density (RM).

Environmental Assessment No. 20-003

Preparation of Addendum No. 1 to the Holly-Seacliff Specific Plan EIR No. 89-1 to analyze the potential environmental impacts of the project.

ADDENDUM TO HOLLY-SEACLIFF
GENERAL PLAN AMENDMENT
FINAL ENVIRONMENTAL IMPACT
REPORT No. 89-1
(SCH # 89010412)

FOR THE
HOLLY TRIANGLE TOWNHOMES
PROJECT

Planning Commission Summary

- May 24, 2022 Planning Commission unanimously approved (no appeal):

  - **Tentative Tract Map No. 19118:** To consolidate 12 lots into a 1.80 net acre lot for condominium purposes.

  - **Conditional Use Permit No 20-025:** To 1) develop 35 three-story attached townhomes up to 40 ft, and 2) allow 43-in and 6-ft tall walls in the front yard setback along Holly Lane and 6-ft tall walls in the front yard setback along Main Street.

Land Use Compatibility

- Addendum is adequate and complete.

- The GPA and ZTA are consistent with the General Plan and its goals and policies.

- ZTA would implement land use designation proposed as part of GPA.

- GPA and ZTA continue the existing residential land use pattern of the area.

- Adds to the City's housing stock, including affordable housing and RHNA targets.

Recommendation

The Planning Commission and staff recommend approval of the request based on the reasons cited in the Staff Report.

Conclusion

Questions?