

# Cameron Lane Townhomes



**Tentative Tract  
Map No. 19154**

**Conditional Use  
Permit  
No. 21-006**

**17532 Cameron Lane**

**October 12, 2021**

## Project Location



### Location

17532 Cameron Lane

### General Plan/Zoning

RMH – Residential  
Medium High Density

### Surrounding Uses

North/South/East –  
Multi-Family Residential

West – Commercial

# Project Request

## Tentative Tract Map No. 19154

- One-lot subdivision of an approximately 39,640 sq. ft. lot for condominium purposes

## Conditional Use Permit No. 21-006

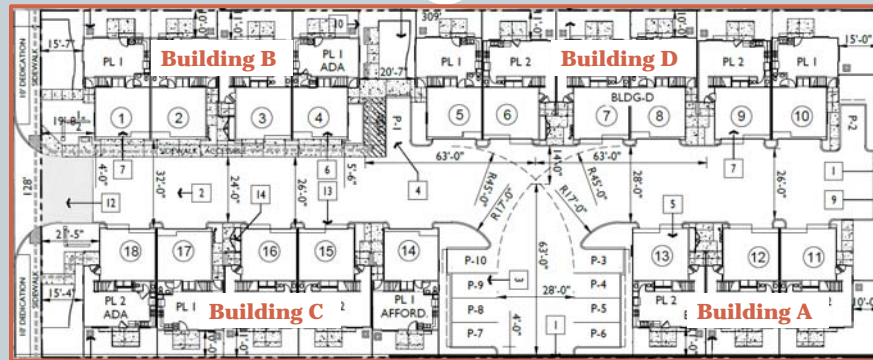
- Construct an 18-unit two-story townhome development

# Project Request

## Reduction in Parking Ratio

- Affordable Housing Density Bonus Regulations
- Project qualifies for the incentive
- Provides at least 10% of the total dwelling units for persons and families of moderate income
- Provides 2 two-bedroom affordable units

## Site Plan



### Four detached buildings

- Building A – 3 units
- Building B – 4 units
- Building C – 5 units
- Building D – 6 units

### Eight 2-bedroom units

- 1,272 sq. ft.
- attached 2-car garages

### Ten 3-bedroom units

- 1,432 sq. ft.
- attached 2-car garages

## Land Use Compatibility

- Consistent with zoning and General Plan designations of multi-family residential
- Continues the existing land use pattern of the area
- Compatible with other multi-family residential uses surrounding the project site in terms of density, scale, and character

## Design and Site Layout



**Front Elevation**



**Rear Elevation**

- Provides visual interest through a variety of design elements, building colors and materials
- Project's building scale, architecture, and site layout designed to complement surrounding developments

## Parking

	Required per HBZSO	Required per Density Bonus	Proposed Parking
two bedrooms (8)	16 spaces (2/unit)	16 spaces (2/unit)	16 spaces (garages)
three bedrooms (10)	25 spaces (2.5/unit)	20 spaces (2/unit)	20 spaces (garages)
guest	9 spaces (0.5/unit)	0 spaces (0/unit)	10 spaces (open)
Total	50 spaces	36 spaces	46 spaces

# Recommendation



## Approval of the project based on the following:

- Project exempt from CEQA per Section 15195, Residential In-Fill Exemption
- Consistent with General Plan Land Use and Zoning designation of Medium High Density Residential
- Complies Zoning Code requirements
- Consistent with City's Design Guidelines for multi-family residential development
- Meets the requirements of Subdivision Map Act