

Agenda Report

October 26, 2020

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: PREDEVELOPMENT PLAN REVIEW OF A THREE-LOT SUBDIVISION, AND THREE NEW SINGLE-FAMILY RESIDENCES AT 336 SAINT KATHERINE DRIVE

RECOMMENDATION:

This report is intended to provide information to the City Council; no action is required.

BACKGROUND:

The applicant, ADDC, Inc., has submitted a Predevelopment Plan Review (PPR) application to consolidate nine contiguous parcels (5704-004-007 through 5704-004-015) at 336 Saint Katherine Drive into a three-lot subdivision. Each lot would be improved with a single-family dwelling. The existing nine parcel project site is bound by Inverness Drive to the south and east and Saint Katherine Drive on the north. The City's jurisdictional boundary borders the northern limits of the project site, with the City of La Cañada-Flintridge located beyond. The project site is currently vacant, has an aggregate site area of 591,282 square feet (13.57 acres), and is zoned RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay).

A private road accessible from Saint Katherine Drive would provide access to each dwelling. No other vehicular access is proposed. The three proposed lots would individually consist of:

Lot #	SF	Acreage	Dwelling SF	Stories	Garage	Basement	Pool
1	62,091	1.42	9,537	2	Yes	No	Yes
2	155,820	3.58	9,141	2	Yes	Yes	Yes
3	373,371	8.57	9,822	2	Yes	No	Yes

SF is square feet

Pursuant to Zoning Code Section 17.60.040.C.2.a (Application Preparation and Filing – Predevelopment Plan Review – Applicability – Mandatory review) a PPR is required for subdivisions of land in the Hillside Development overlay. The purpose of the PPR is to

achieve better projects through early consultation between City staff and applicants. The intent is to coordinate the review of projects among City staff and City departments, familiarize applicants with regulations and procedures that apply to the project, and avoid significant investment in the design of a project without preliminary input from City staff. In addition, the purpose is to identify issues that may arise during review of the project, provide opportunities for discussion about the project and an exchange of information on potential issues between the City staff and applicants, and, for projects defined in the administrative guidelines to be of communitywide significance, inform the City Council and the public of proposed development projects.

A project is categorized as a project of communitywide significance if it consists of: 1) more than 50,000 square feet of gross floor area with one discretionary action; or 2) 50 or more housing units; or 3) any project determined by the Planning Director to be of major importance to the City. Projects of communitywide significance are presented to the City Council for informational purposes; the proposed project was determined by the Planning Director to be of major importance to the City. The scope of the project necessitates substantial grading and would involve new private and public improvements on a site that has historically remained undisturbed. Preservation of hillside areas, natural resources, as well as addressing any potentially significant environmental effects are of major importance to the City and those residing within the vicinity.

PROJECT SUMMARY:

The applicant's proposal includes the following:

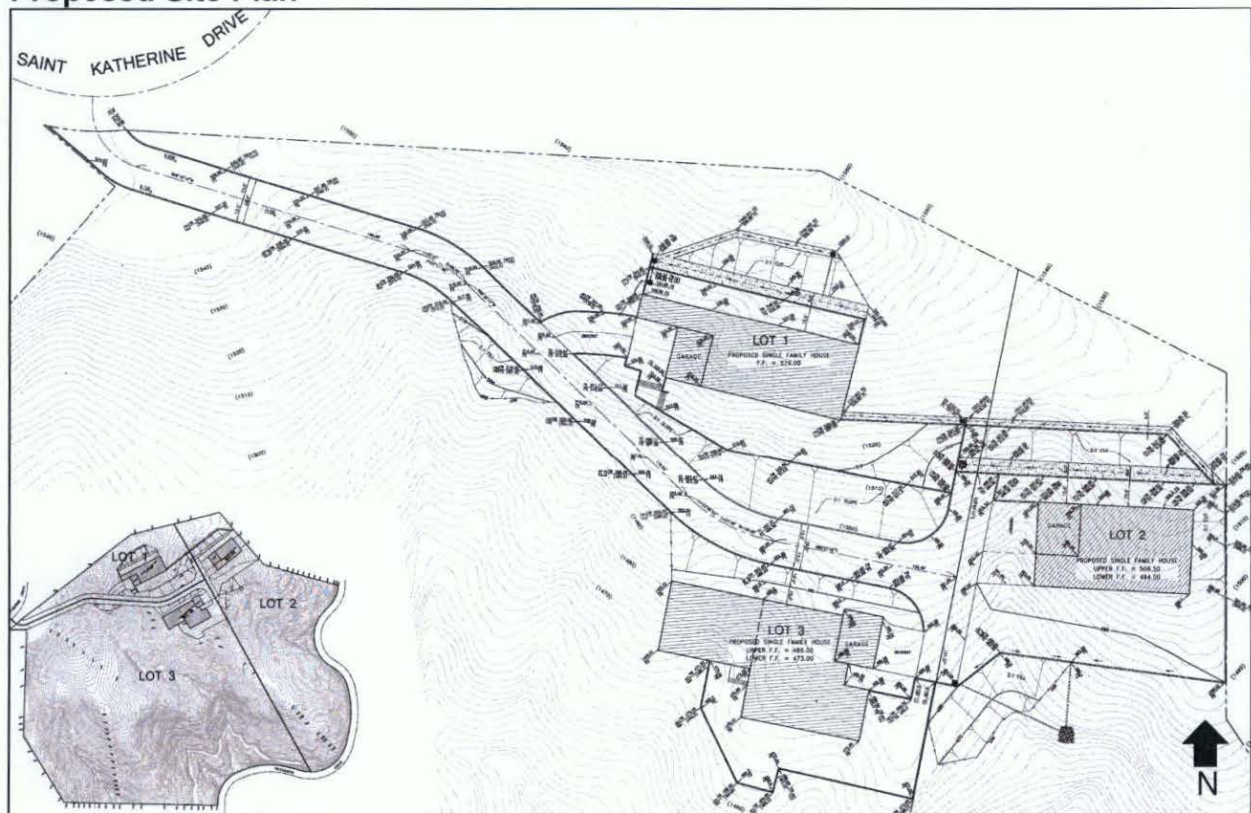
- Consolidation of nine contiguous parcels into a three-lot subdivision with the following lot sizes:
 - Lot 1 – 62,091 square feet (1.42 acres)
 - Lot 2 – 155,820 square feet (3.58 acres)
 - Lot 3 – 373,371 square feet (8.57 acres)
- Construction of three single-family dwellings (one per lot) with the following gross floor area:
 - Lot 1 – 9,537 square feet
 - Lot 2 – 9,141 square feet
 - Lot 3 – 9,822 square feet
- Construction of infrastructure for the subdivision, including a private right-of-way, utilities, etc.

An aerial map of the existing site and the proposed site plan follow:

Aerial View of Existing 9-Parcel Project Site



Proposed Site Plan



Environmental Review

The proposed project is subject to the California Environmental Quality Act (CEQA). Based on the proposed PPR application, the project could potentially require an Environmental Impact Report (EIR) due to development on the vacant hillside lots. The environmental review shall consider the proposed subdivision and the construction of three new dwellings as well as any other improvements associated with the subdivision.

Discretionary Entitlements

The scope of the proposed project would require the following review process at minimum:

- *Hillside Development Permit / Tentative Parcel Map – Proposed Subdivision:* The Hearing Officer shall consider the applications for a Hillside Development Permit and Tentative Parcel Map to consolidate the nine parcels and create the three proposed parcels. The Hearing Officer shall also adopt the proper CEQA determination.
- *Hillside Development Permit – New Dwelling:* Following the subdivision application (or in conjunction with this application if the applicant chooses to combine the process) the Hearing Officer shall consider the applications for a Hillside Development Permit for each new dwelling.

NEXT STEPS:

To proceed with the project, the applicant would need to submit an application for a Hillside Development Permit and a Tentative Parcel Map for the subdivision, to be followed by Hillside Development Permit applications for each new house. Alternatively, an applicant could submit the Hillside Development Permit applications for each house along with the Hillside Development Permit and Tentative Parcel Map applications for the subdivision. However, if the dwellings proposed through the Hillside Development Permit applications differ substantially from this PPR proposal, a new PPR application may be required for each dwelling. Environmental review of this project will occur consistent with the requirements of the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

This report is for information only and will not result in any fiscal impact.

Respectfully submitted,



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Development

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Attachments: (3) Update

- Attachment A – Predevelopment Plan Review Comments to Applicant
- Attachment B – Project Summary Table of Development Standards
- Attachment C – Predevelopment Plan Review Plans