

LAND USE CLEAN-UP

LS204

Proposed Change: 1-acre zoning min. lot size to 10,000sf; 'B' setback to 'H' setback

Basis for Change: Mapping Error – zoning min. lot size & setback inconsistency with GP designation

Community Recommendation: TBD¹

Opposition Expected: No

Property Description

Property Owner:

Theresa Brehl, Shirley Odom, and Valdez Family Trust

Property Size:

3 parcels (4.4 acres)

Location:

The parcels are accessed via Jackson Hill Drive, near the northern cul-de-sac; approximately a half mile northwest of I-8; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan

Scenario	Designation	DU's
Existing General Plan	Village Residential 4.3	17
No Proposed GP Change	Village Residential 4.3	17
GP Update Analyzed	VR-4.3 only	17

Zoning

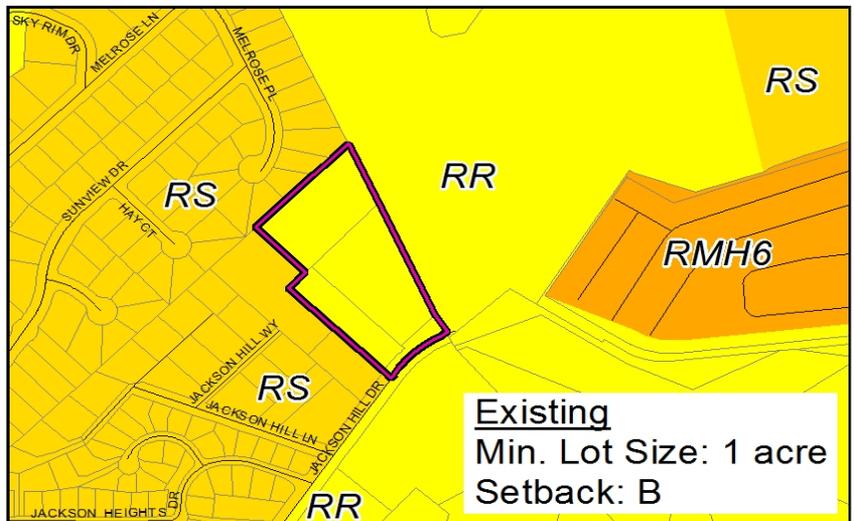
Scenario	Designation	Min. Lot Size
Existing	RR	1 acre
Proposed	RR	10,000sf

Note:

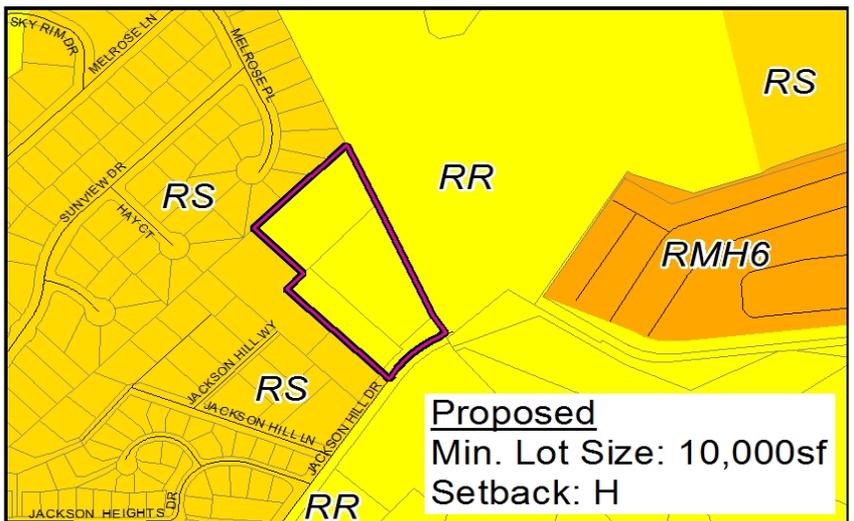
¹ Lakeside CPG minutes of _____ (to be attached after CPG review)



Aerial Photo



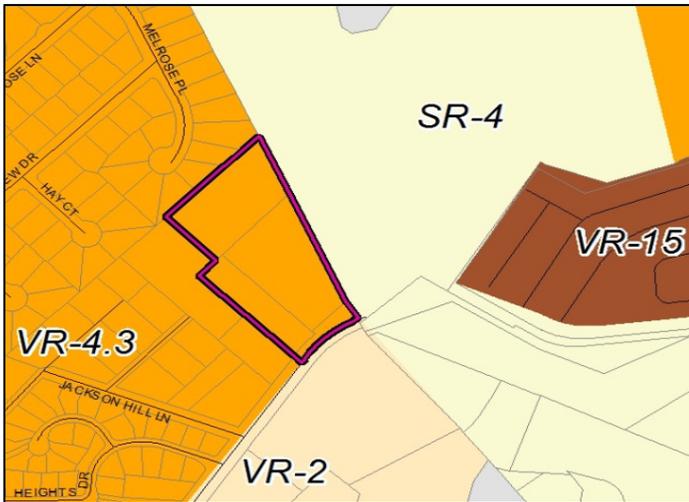
Current Zoning



Staff Recommended Zoning (for consistency with current VR-4.3 GP designation)

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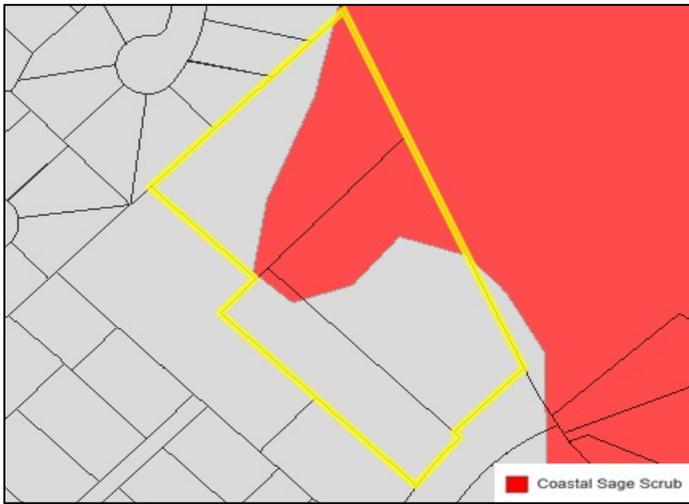
LS204



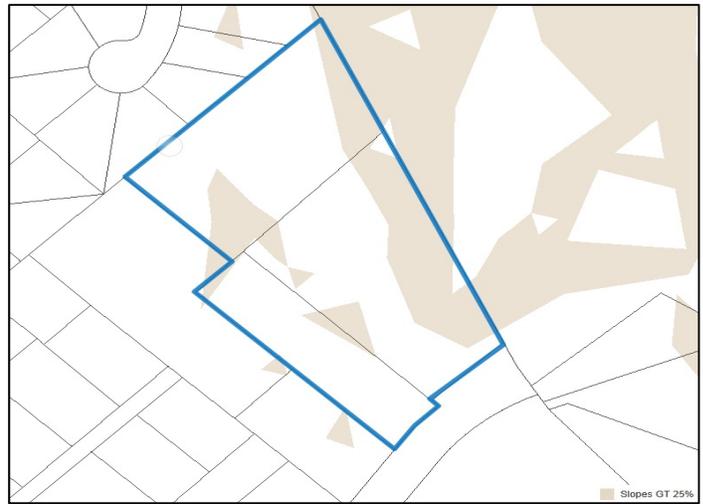
General Plan Designation (no GP changes proposed)



Vicinity Map



Vegetation



Steep Slope (greater than 25%)

Context

The subject parcels are located within the Village Boundary of Lakeside, on the edge of a large group of parcels designated VR-4.3 (4.3 units per acre). The zoning minimum lot size of 1 acre was mistakenly left unchanged with the General Plan Update change to VR-4.3 (previous density was equivalent to SR-1). The minimum lot size of 1 acre would prevent the property owners from achieving the density allowed under VR-4.3. As such, a change to a 10,000 square foot minimum lot size is proposed, in order to establish zoning and General Plan consistency.

General Plan Consistency

Policy LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

The proposed change to a 2-acre zoning minimum lot size is consistent with policy LU-1.9 based on the following:

- The current Village Residential 4.3 designation allows 4.3 units per acre.
- Property owners would not be able to achieve the VR-4.3 density potential with the current minimum lot size of 10,000 square feet.

APN

4003902100, 4003902000, 4003900500

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Lakeside CPG Minutes