

# LAND USE CLEAN-UP

## SW201 (zoning only)

**Proposed Change:** 'A' building type to 'C' building type; no minimum lot size to 1-acre minimum lot size

**Basis for Change:** Ownership Change

Community Recommendation	TBD <sup>1</sup>
Opposition Expected	No

### Property Description

Property Owner:

San Miguel Farms LLC

Property Size:

2 parcels (5.3 acres)

Location:

The parcels are located adjacent to the SR-125 corridor; less than a quarter mile south of San Miguel Road; 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	Public/Semi-Public	2 <sup>2</sup>
No Proposed GP Change	Public/Semi-Public	2 <sup>2</sup>
GP Update Analyzed	P/SP only	2 <sup>2</sup>

*Zoning*

Scenario	Designation	Min. Lot Size
Existing	S90	-
Proposed	S90	1 acre

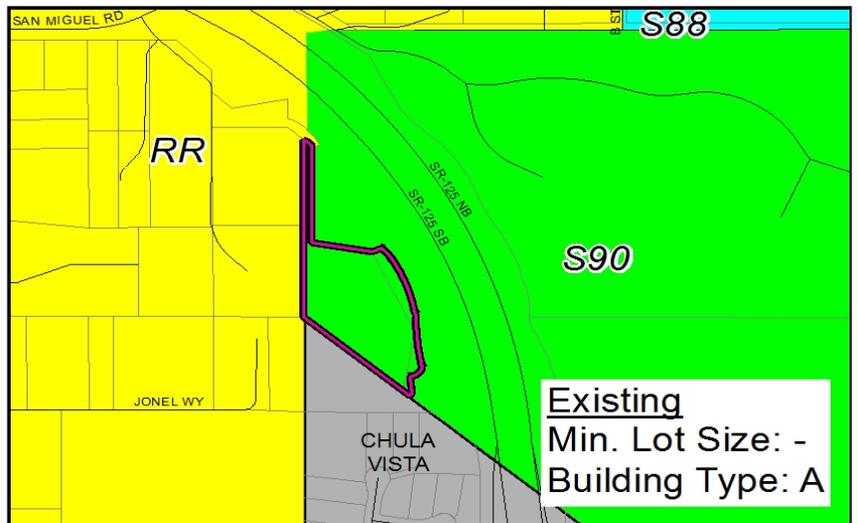
Note:

<sup>1</sup> Sweetwater CPG Minutes of \_\_\_\_\_ (to be attached after CPG review)

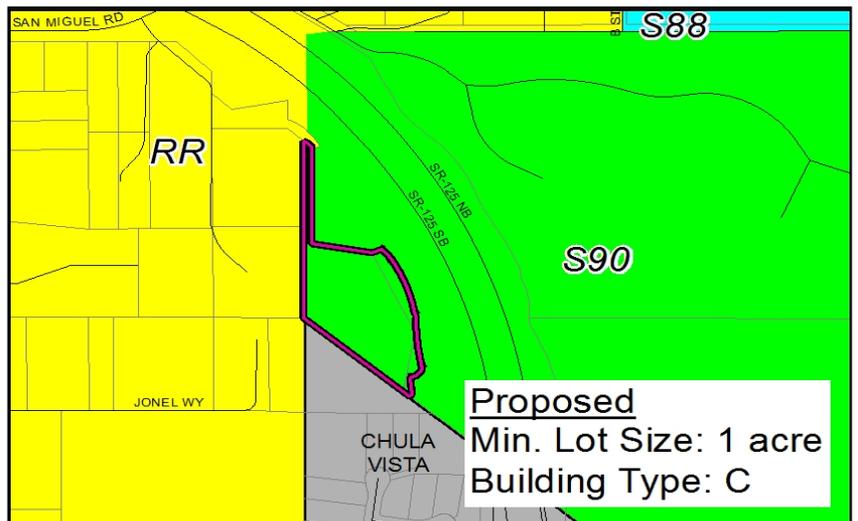
<sup>2</sup> Per GP Policy LU-1.6, properties designated P/SP are assigned an underlying designation of RL-80, which applies when P/SP properties are sold into private ownership.



Aerial Photo



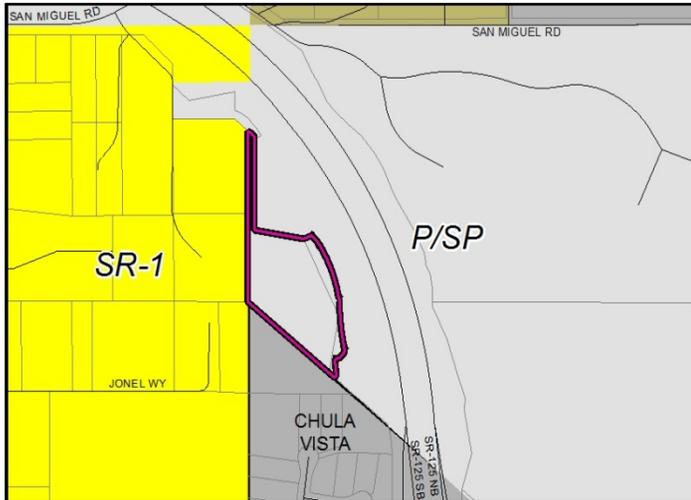
Current Zoning



Staff Recommended Zoning

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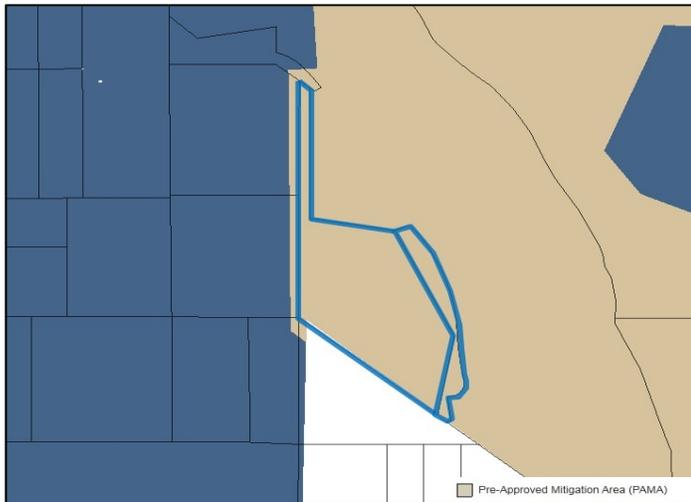
SW201



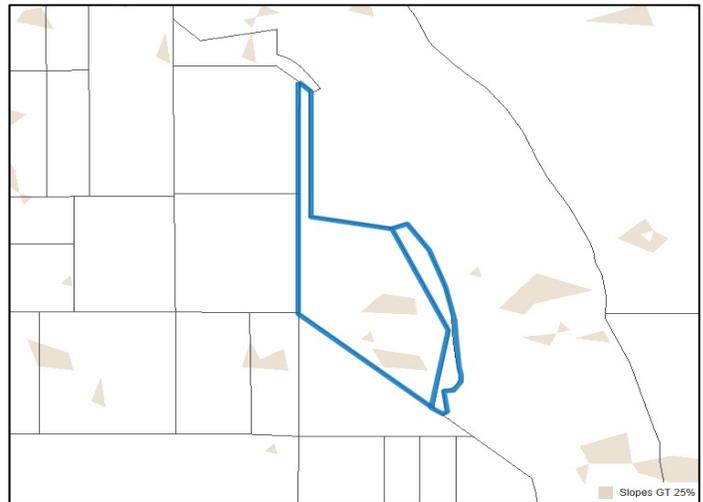
General Plan Designation (no GP changes proposed)



Vicinity Map



MSCP Designation



Steep Slope (greater than 25%)

## Context

The subject parcels were sold into private ownership in 2014. Per General Plan Policy LU-1.6, properties designated Public/Semi-Public are assigned an underlying designation of Rural Lands 80. When such properties are transferred into private ownership, the RL-80 designation shall apply. Under the RL-80 designation and the S90 zoning, property owners can apply for building permits for a single family residence on a legal lot. The current zoning applies the 'A' building type, which doesn't allow a single family residence. The proposal is to change the building type to 'C' and to change the zoning minimum lot size to 1 acre (currently no minimum lot size), for consistency with surrounding residential properties, so that the property owner would have viable use of these properties under the RL-80 underlying designation.

## General Plan Consistency

**Policy LU-3.1 Diversity of Residential Designations and Building Types.** *Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.*

The proposed change to the 'C' building type is consistent with policy LU-3.1 based on the following:

- Policy LU-1.6 applies the RL-80 designation now that these properties are in private ownership, but the building type does not allow a single family residence.
- The subject parcels are within a single family residential neighborhood, within the Semi-Rural Regional Category, approximately one mile from the Village.

## APNs

5851110800, 5851110900