

PLANNING COMMISSION STAFF REPORT



October 9, 2024

ITEM TITLE

Tentative Map to subdivide 5.31 acres (4.85 developable acres) containing an existing historic home into 20 Residential Lots within the Single-Family Residence (R1) Zone

Location: 33 I Street (APNs 569-381-01 and 569-381-03)

Environmental Notice:

The Project qualifies for a Class 32 Categorical Exemption under the California Environmental Quality Act (“CEQA”) State Guidelines pursuant to Section 15332 (In-fill Development Projects), as well as an exemption pursuant to Section 15061(b)(3) (Common Sense exemption), of the CEQA State Guidelines.

Recommended Action:

Adopt a Resolution approving and certifying CEQA exemptions for the Project under CEQA Guidelines Section 15061(b)(3) and 15332, and approving Tentative Map TM21-0002, a 20-lot residential subdivision totaling 5.31 acres, with only 4.85 developable acres for 19 new lots, which fully preserves the existing historic home and vegetation on Lot 13.

SUMMARY

The Applicant proposes to subdivide a 5.31-acre site (with only 4.85 developable acres) located at 33 I Street (“Project Site”) to create 20 residential lots (“Project”). Of the 20 lots, 19 lots will be developable for new single-family residences. Lot 13, which will be the largest lot in the Project at about 0.461 acre in size, will be created and fully preserves an existing historic home (Robert Mueller House) and existing vegetation. There is no work proposed to the Robert Mueller House as a part of this Project. The Project is within the Single-Family Residential (R1) zone and has a General Plan land use designation of Residential Low Medium (RLM) (Attachment 1).

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed Project for compliance with the CEQA and determined that the Project qualifies for a Class 32 categorical exemption pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines. For the purposes of determining compliance with CEQA, the area of proposed Lot 13, a lot of about 0.461 acre in size, which contains an existing designated historic house and related vegetation that will be fully preserved, is not considered part of the Project because the house and surrounding grounds are proposed to remain undisturbed. Only 4.85 acres will be developed as part of the Project. Further, no exceptions to the In-fill CEQA categorical exemption exists under CEQA Guidelines Section 15300.2(b)-(f). Also, the Director of Development Services determined that the Project qualifies for the “Common Sense” exemption from CEQA review pursuant to Section 15061(b)(3) of the CEQA Guidelines. No further environmental review is therefore required.

HOUSING IMPACT STATEMENT

The Project site was not identified in the Housing Element as a site that could accommodate a portion of the City’s obligation toward the indicated regional housing need; therefore, there is no net loss of housing capacity toward meeting the City’s allocation of the identified regional housing need.

The Project is within the R1 zone, which allows for residential uses. The proposed Project will increase housing ownership opportunities within the western portion of the City by adding nineteen (19) residential lots for future for-sale, single family residences.

The proposed Project does not include affordable housing units. The Project application was submitted when the City’s Balanced Communities Policy did not apply to properties on the west side of the City due to an imbalance in the provision of affordable housing units in that portion of the City.

DISCUSSION

The proposed Project is situated within an established community in the western portion of Chula Vista. The subject property’s surroundings are compatible with the proposed Project as demonstrated in Table 1 below:

Table 1 – Surrounding Land Uses

	<u>General Plan Designation</u>	<u>Zoning</u>	<u>Current Land Use</u>
South	Low-Medium Residential (RLM)	Single-Family Residence (R1)	Single-family homes
North	Low-Medium Residential (RLM)	Single-Family Residence (R1)	Single-family homes
East	Low-Medium Residential (RLM)	Single-Family Residence (R1)	Single-family homes, Church
West	Low-Medium Residential (RLM)	Single-Family Residence (R1)	Single-family homes, Church

Compliance with Development Standards

The proposed Project creates residential lots meeting the minimum dimensional requirements of the R1 zone (see Table 2 below) and is consistent with the General Plan land use designation for the Project Site, which allows for a residential density between three (3) and six (6) dwellings per acre.

Table 2 – Development Standards

Assessor’s Parcel Number (APN):	569-381-01 and 569-381-03
Current Zoning:	R1 (Single-Family Residence)
General Plan Designation:	Low-Medium Residential
Lot Area:	~ 7,826 square feet (average)
Setbacks REQUIRED: Front: 15 feet/22 feet for garage Side: 13 feet (combined)/10 feet (single) Rear: 20 feet	Setbacks PROPOSED: Front: 15 feet/22 feet for garage Side: 13 (combined)/10 feet (single) Rear: 20 feet

Chula Vista Municipal Code (“CVMC”) provisions pertaining to minimum lot size in the R1 zone indicate that, in the absence of more specific zoning, the default residential development standards throughout the City will be those of the R-1-7 zone. CVMC Chapter 19.24.080 allows a certain number of lots to be smaller than the standard 7,000-square foot minimum for new subdivisions under specific circumstances and if the average lot area for the entire subdivision is at least 7,000

square feet. Although the proposed Project includes lots smaller than 7,000 square feet, the average lot size remains compliant with the provisions of CVMC Chapter 19.24.080.

Tentative Map

In accordance with Section 2 of the Subdivision Manual, a Tentative Map approval is required for the Project. The following describes the Project's consistency with the CVMC and the Subdivision Manual.

Subdivision Design

The proposed Project consists of 20 new residential lots, with only 19 developable lots on 4.85 acres, served by two major thoroughfares, Hilltop Drive and I Street (Attachment 2). The homeowners' association, required as part of the Tentative Map approval, will be responsible for the maintenance of the private driveway, landscaping, and bioretention area (Lot B of the tentative map).

The Project is designed to comply with the Subdivision Manual's lot design criteria, and the proposed Project would be consistent with surrounding low- to medium-density single-family neighborhoods.

Further, the Project design will fully preserve an existing historic home (Robert Mueller House) and vegetation on one of the resulting lots (Lot 13), which will be the largest Lot in the Project at about 0.461-acre in size.

Grading

To create the building pad, grading of the Project would consist of moving approximately 29,800 cubic feet of soil.

The Project site is irregularly shaped, with frontage along Hilltop Drive and I Street without being located at the corner of the intersection of these streets. The Project site consists of a relatively flat mesa along the central portion, descending gently to moderately sloping terrain skirting the remainder of the site. Overall relief across the lot is approximately 45 feet, with elevations ranging from approximately 175 feet mean sea level in the central portion of the lot to 130 feet mean sea level at the northeast property corner. In accordance with CVMC Chapter 15.05, the Applicant must obtain a grading permit prior to beginning any earthwork activities at the Project and before issuance of building permits. The grading plans shall be submitted in conformance with the City's Subdivision Manual and the City's Development Storm Water Manual requirements.

Project Access

Vehicular access to the Project Site is provided from Hilltop Drive and I Street. Access from Hilltop Drive will be for entering vehicles only, while the driveway onto I Street will be for exiting traffic only. Each lot will access individual garages and guest parking spaces from the internal private streets.

Drainage

The proposed drainage improvements for the Project site will consist of the majority of the Project's runoff being collected and conveyed to the public storm drain on Hilltop Drive, with some runoff continuing to flow to I Street via two curb outlets. No Project runoff will flow to neighboring properties. No adverse impacts to the City's drainage threshold standards will occur as a result of the proposed Project. The proposed improvements are adequate to handle the Project Site's stormwater runoff. A final drainage study will be required prior to issuance of any building permit.

Sewer

The Project Site is within the boundaries of the City of Chula Vista's wastewater services area. The existing sewer facility system utilizes sewer lines along Hilltop Drive and I Street, including an existing offsite 8-inch sewer main along Hilltop Drive and a 10-inch sewer main on I Street. The Applicant will be required to submit a final sewer study prior to connecting to the City's sewer system.

Emergency Services

The Fire Department has reviewed the proposal and approved the Project with two access points – one driveway from Hilltop Drive and one from I Street. Knox boxes will be provided at each gated entrance in accordance with the requirements of the Fire Department.

Parks and Open Space

There are two parks located near the Project Site. Hilltop Park is located .42 mile south of the Project Site, and Memorial Park is located 1.2 miles south of the Project Site. The Applicant will be required to pay in-lieu parkland acquisition and development fees pursuant to the requirements of CVMC Chapter 17.10.070.

Schools

The Project is located in the attendance area of Hilltop Drive Elementary School, within the boundaries of the Chula Vista Elementary School District. The Project is also within the attendance area of Hilltop Middle School and Hilltop Senior High School, within the boundaries of the Sweetwater Union High School District. The Applicant will be required to pay applicable development fees to the school district at the time of building permit issuance.

CONCLUSION

The proposed Project complies with the policies, guidelines, and design standards outlined in the CVMC and the Subdivision Manual. Staff recommends that the Planning Commission approve the proposed Project, subject to the conditions provided in the attached resolution.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the Planning Commission members and found no conflicting property holdings within 1,000 feet of the subject property's boundaries. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, Section 18705.2(a)(11) for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware nor has been informed by any Planning Commission member of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

FISCAL IMPACT

There are no current year or ongoing fiscal impacts to the General Fund or Development Services Fund resulting from this action. All processing costs are borne by the Applicant.

ATTACHMENTS

1. Locator Map
2. Tentative Map
3. Tentative Map Resolution
4. Disclosure Statement

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