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# Lago Subdivision

City Council  
April 16, 2024



# Lago Subdivision



## Request

- 121 lot single-family residential subdivision
- Location: Southwest corner of Cartmill Avenue and Mooney Blvd.

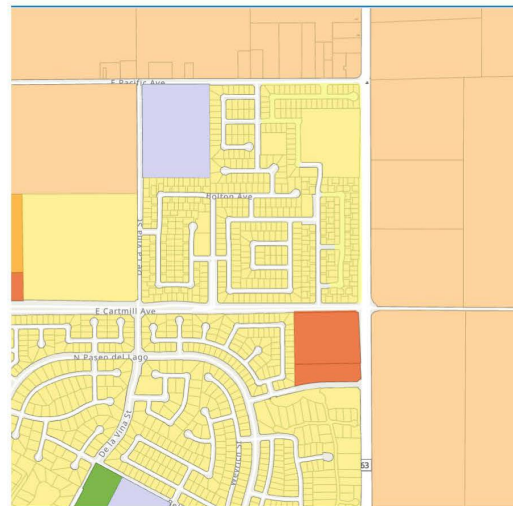
# General Plan Amendment No. 2024-01



## General Plan Amendment 2024-01

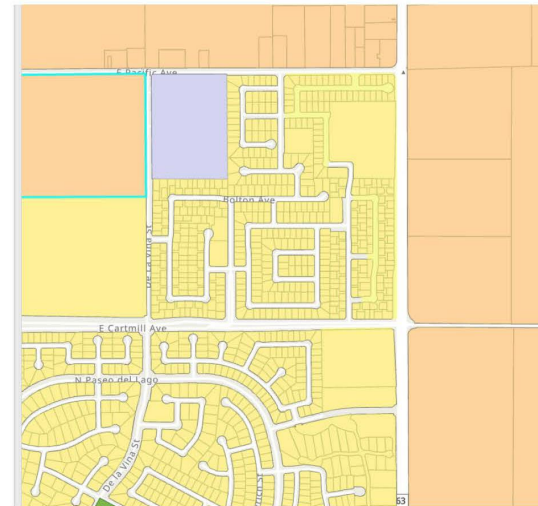
Current General Plan Designation

Community Commercial



Proposed General Plan Designation

Low Density Residential



### Legend

GPLU	Neighborhood Commercial	Heavy Industrial
Rural Residential 0-2	Community Commercial	Public/Quasi-Public
Residential Estate 2.1-3	Regional Commercial	Parks & Recreation
Low Density Residential 3.1-7	Service Commercial	Open Space/Agriculture
Medium Density Residential 7.1-14	Central Business District	Village*
High Density Residential 14.1-29	Office Commercial	COS North TOD
	Light Industrial	TaxParcels

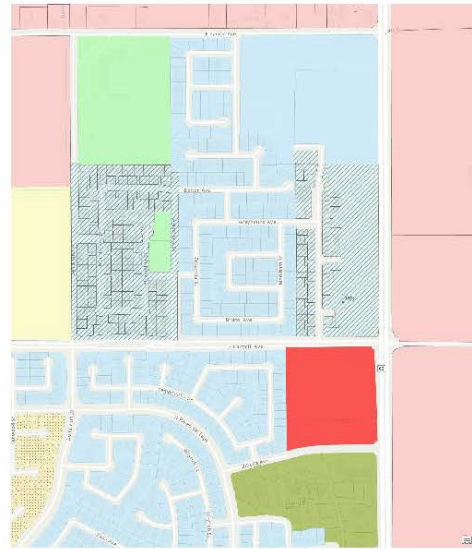
# Zone Amendment No. 753



## Zone Amendment 753

Current Zoning

C-3 (Retail Commercial)



Proposed Zoning

R-1-4 (Small Lot Residential)



**Legend**

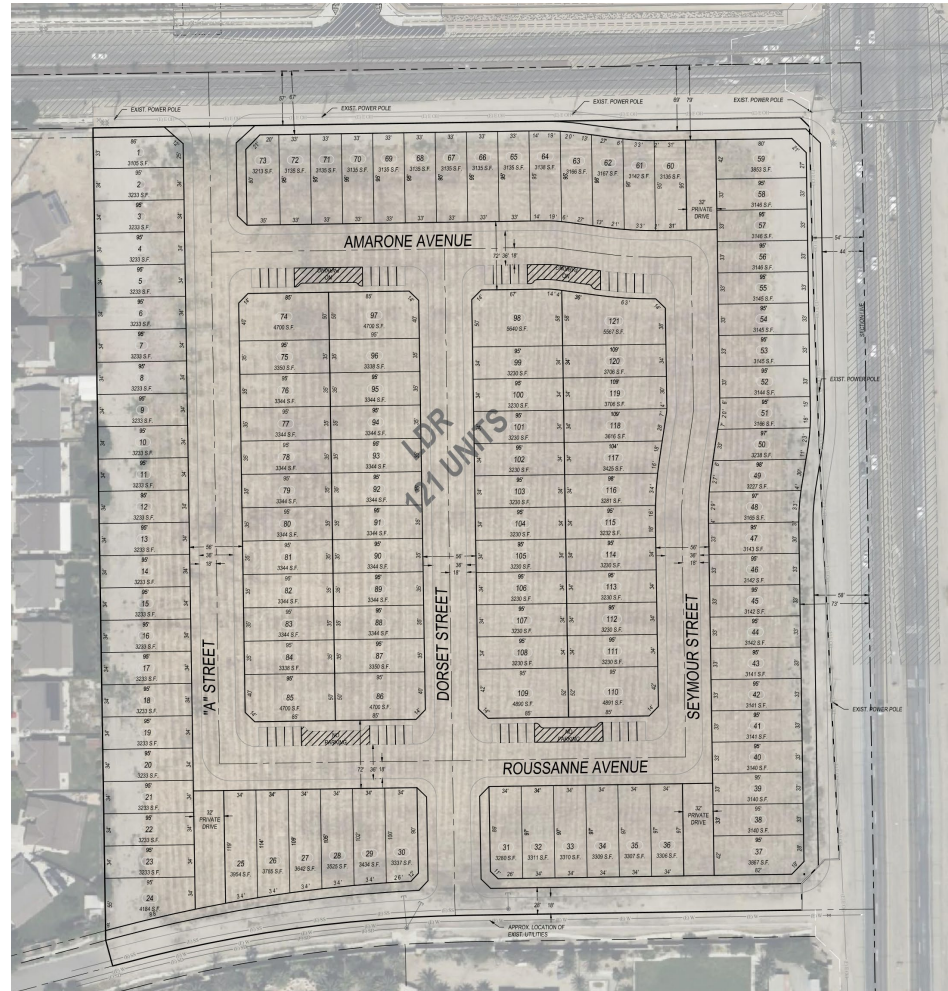
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="color: green;">■</span> A: Agricultural</li> <li><span style="color: lightblue;">■</span> county</li> <li><span style="color: pink;">■</span> C-1: Neighborhood Commercial</li> <li><span style="color: red;">■</span> C-2: Professional Office</li> <li><span style="color: red;">■</span> C-3: Retail Commercial</li> <li><span style="color: orange;">■</span> C-4: Service Commercial</li> <li><span style="color: purple;">■</span> C-5</li> <li><span style="color: purple;">■</span> M-1: Light Industrial</li> <li><span style="color: purple;">■</span> M-2: Heavy Industrial</li> <li><span style="color: green;">■</span> PL: Public Lands</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> R-1-20: Single Family: 20,000 SF min.</li> <li><span style="color: yellow;">■</span> R-1-12.5: Single Family: 12,500 SF min.</li> <li><span style="color: blue;">■</span> R-1-4: Small Lot Residential</li> <li><span style="color: yellow;">■</span> R-1-5: Single Family: 5,000 SF min.</li> <li><span style="color: yellow;">■</span> R-1-5 (H): Single Family: 5,000 SF min.</li> <li><span style="color: yellow;">■</span> R-1-6: Single Family: 6,000 SF min.</li> <li><span style="color: blue;">■</span> R-1-7: Single Family: 7,000 SF min.</li> <li><span style="color: green;">■</span> 8,000 SF min.</li> <li><span style="color: green;">■</span> RA: Rural Residential</li> <li><span style="color: orange;">■</span> RM1</li> <li><span style="color: orange;">■</span> RM2: Multiple Family: 3,000 SF/unit</li> <li><span style="color: orange;">■</span> RM3: Multiple Family: 2,000 SF/unit</li> <li><span style="color: orange;">■</span> RM4: Multiple Family: 1,500 SF/unit</li> <li><span style="color: gray;">■</span> Urban Reserve</li> <li><span style="color: gray;">■</span> &lt;all other values&gt;</li> </ul> |
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# Del Lago Specific Plan Amendment

<b>Standard</b>	<b>Proposed</b>	<b>Existing</b>
Lot Width	33 ft.	40 ft.
Minimum Lot Area	3,100 sq. ft.	3,200 sq. ft.
Rear Yard Area	5 ft. minimum	450 sq. ft. minimum area
Covered Parking	One, Two and Two-Car Tandem	Two-Car

- The development of a Specific Plan allows for the applicant to propose development standards that deviate from the base zone district as long as the development standards remain consistent with the policies of the General Plan.
- Any remaining standards of the R-1-4 zone, not outlined, will be required to be met.

# Tentative Subdivision Map – Lago Subdivision



# Lago Subdivision

- Proposed development would be required to provide connections to City water and sewer systems.
- Storm water will be directed to an existing basin located to the west of the project sit.
- Prior to the recording of a final map, a landscape maintenance district, community facilities district, homeowner's association or other entity acceptable to the City Engineer shall be established for the ongoing maintenance of public improvements within the subdivision such as parks, landscaping, block walls, outlots, streets and sidewalks.
- A 7-foot tall block wall with backing-lot treatment will be required along Cartmill Avenue, Mooney Blvd., Ribolla Street and other outlots of the proposed development.

# Staff Recommendation

1. Adopt a resolution denying the applicant's appeal of the Planning Commission's determination to deny approval of Tentative Subdivision No. 2023-27 – Lago Subdivision OR Adopt a resolution upholding the applicant's appeal of the Planning Commission's determination to deny approval of Tentative Subdivision No. 2023-27 – Lago Subdivision.
2. If appeal is upheld, adopt a resolution approving General Plan Amendment No. 2024-01 to change the existing General Plan land use designation from community commercial to low density residential on approximately 14.06 acres.
3. If appeal is upheld, adopt a resolution approving Zone Amendment No. 753 changing the zoning designation from C-3 (Retail Commercial) to R-1-4 (Small-lot Residential) on approximately 14.06 acres.
4. If appeal is upheld, adopt a resolution approving the Fourth Amendment to the Del Lago Specific Plan.
5. If appeal is upheld, adopt resolution to adopt the initial study / mitigated negative declaration prepared for Tentative Subdivision No. 2023-27 – Lago Subdivision, General Plan Amendment no. 2024-01, Zone Amendment No. 753 and the Fourth Amendment of the Del Lago Specific Plan.