

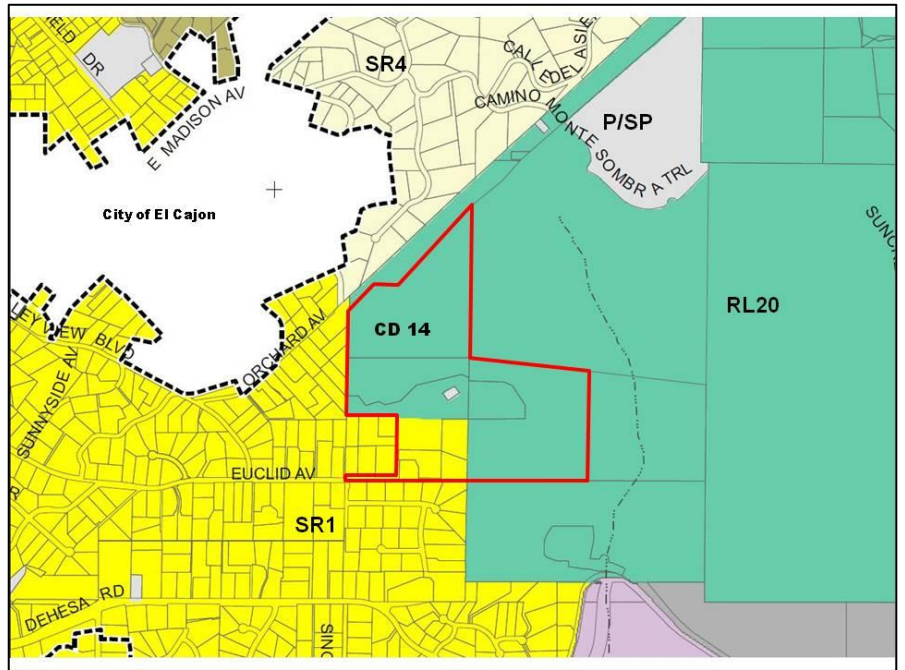
# CD14

Existing GP Designation(s)	RL20/SR1
Requestor(s) Position: Support workplan designations	
Area (acres): 104.4	
# of parcels: 12	

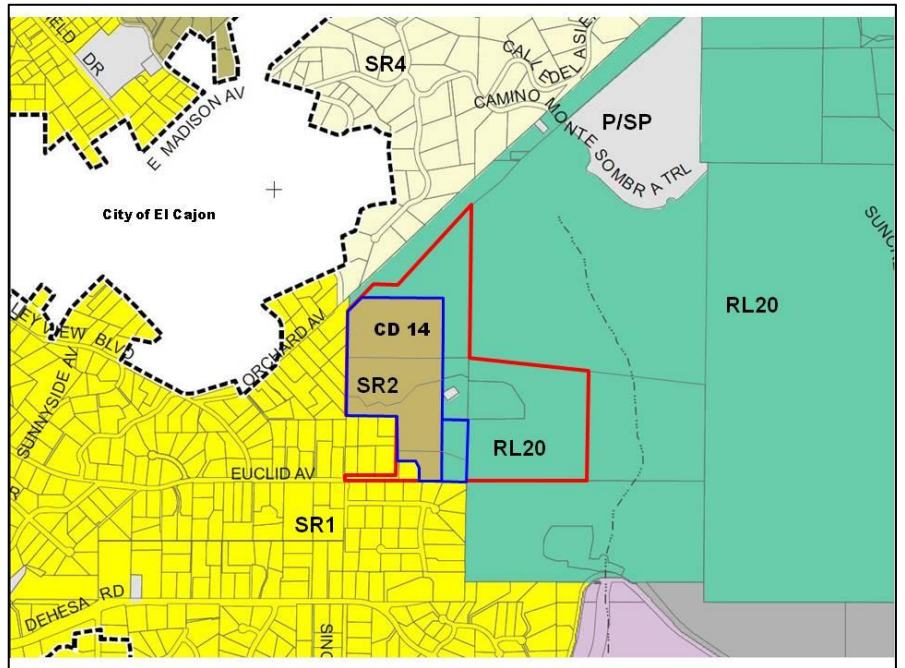
Workplan Designation(s) Evaluated	RL20/SR2
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	5
<b>Complexity</b>	<b>Very Low</b>

**Discussion:** Thinking that the existing General Plan designations would yield 16 dwelling units, the property owner had requested a reconfigured SR2 designation with no net increase in units. However, staff's information suggests that the actual yield may be only 9 dwelling units. To reflect the property owner's desire for 16 dwelling units, the workplan includes a slight increase in density. A conceptual development plan prepared by the property owner for the site with 16 lots was generally supported by the Crest/Dehesa Community Planning Group on March 12, 2012.

Existing General Plan Designations:



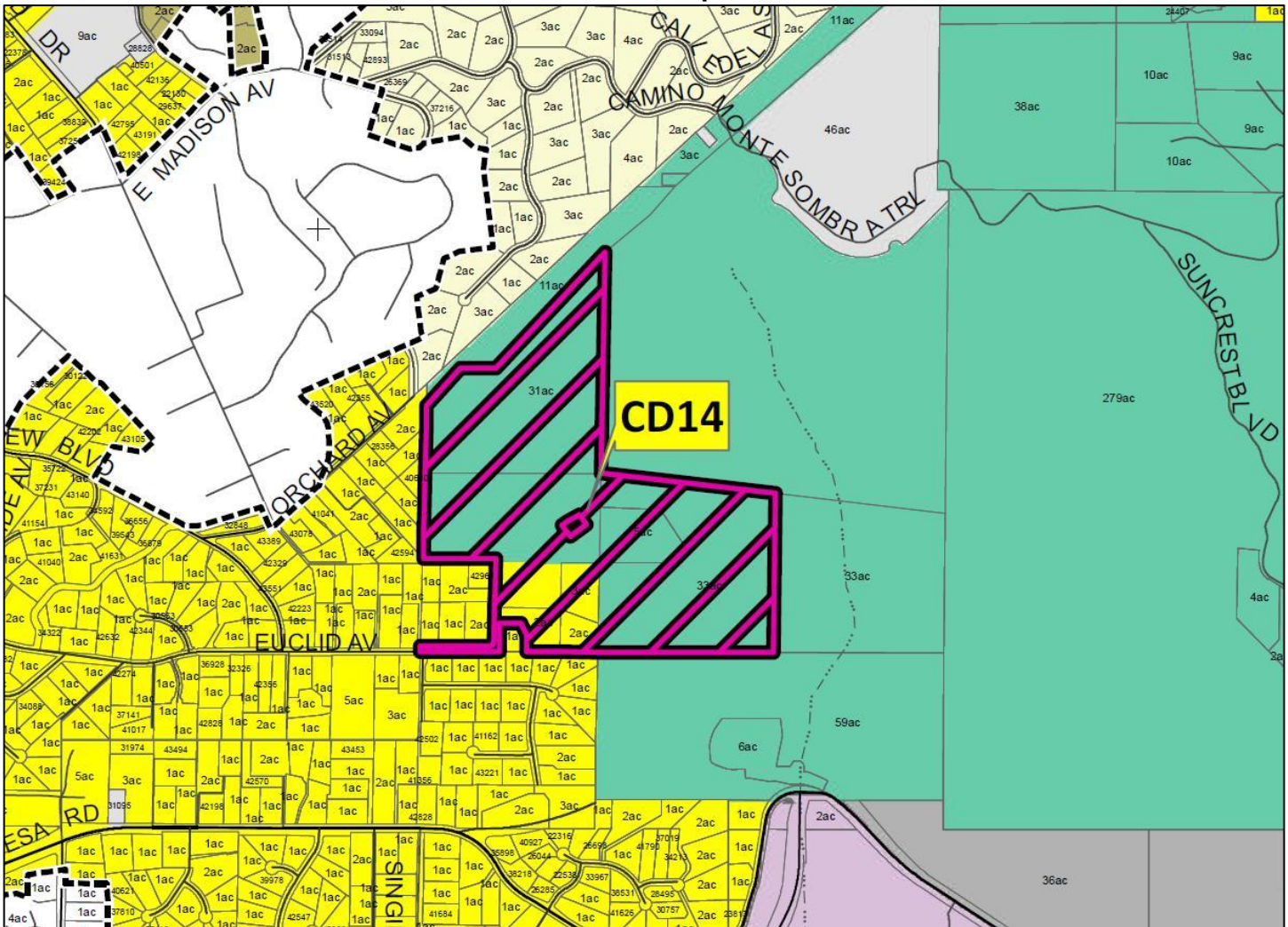
Workplan Designation(s) Evaluated:



**Rationale for Very Low Complexity Classification:**

- The property owner is asking for a low net increase in dwelling units. The owner believed that he would be able to have a yield of 16 dwelling units under the current designations, but staff analysis revealed a potential yield of 9 units. The owner is requesting designations sufficient to achieve the 16 units he believed were included with the General Plan Update.
- The owner's site plan clusters development away from the environmentally sensitive habitat and steeper slopes which will mitigate the potential environmental impact.
- The modest number of dwelling units and the effect of clustering near existing development and infrastructure will mitigate the impact to the surrounding lands and maintain the boundary between the community and the more open lands to the east.

**Lot Size Map**



**For Additional Information (January 9, 2012 Staff Report):** [CD14](#)

## Johnston, Kevin

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**From:** Wrplanning@aol.com  
**Sent:** Tuesday, March 13, 2012 9:25 AM  
**To:** Johnston, Kevin  
**Cc:** gazallobrothers@gmail.com; Muto, Devon  
**Subject:** Specific Property Request ---- Gazallo Brothers

Mr. Johnston.

At the meeting of the Crest-Dehesa Planning Group of March 12 2012 the following action was taken regarding the Specific Property Request CD 14 :

Member Judy Bowen moved that the Planning Group supports further consideration of the applicants request for fourteen lots with designation of SR2, with some reduction of the number of lots in the clustered portion of the development and a slight increase in the number of lots in the designated open space area, thus increasing the size of the lots, all of this depending on a Slope Analyses, to match adjacent properties, with concerns about the steep slope and fire suppression capabilities. The motion passed 9-0-0, with eight being required for passage.

Sincerely,

Wally Riggs, Chairman  
Crest-Dehesa-Granite Hills-Harbison Canyon  
Subregional Planning Group