

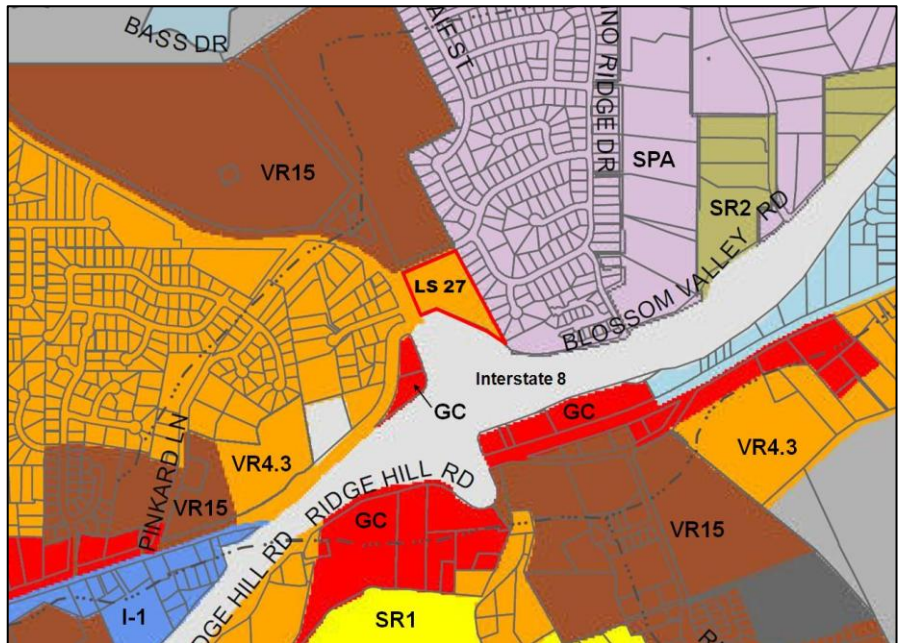
# LS27

Existing GP Designation(s)	VR4.3
Requestor(s) Position: Support workplan designation	
Area (acres): 5.2	
# of parcels: 1	

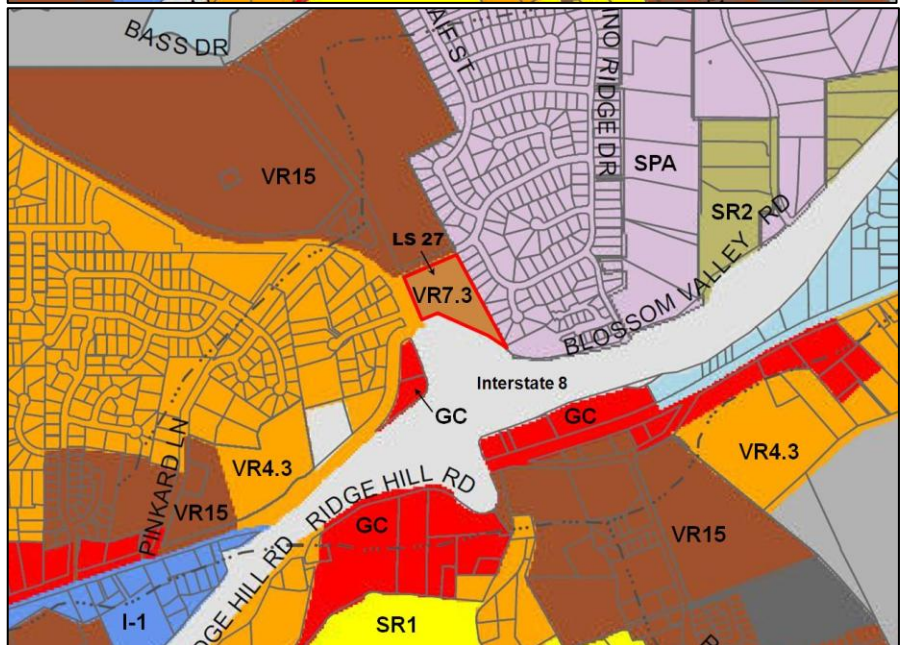
Workplan Designation(s) Evaluated	VR7.3
CPG Position	Oppose
Opposition Expected	Yes
# of Additional Dwelling Units	15
<b>Complexity</b>	<b>Low</b>

**Discussion:** This request consists of an increase in density to a single parcel at the Lake Jennings Parkway/Interstate 8 interchange from Village Residential (VR) 4.3 to VR7.3, which would result in an increased yield of 15 dwelling units. The Lakeside CPG does not support the increase in density.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:



## LS27

### Rationale for Low Complexity Category:

- The request consists of a single parcel in a developed environment, adjacent to freeway connections, commercial services and residential parcels with both lower and higher densities.
- The workplan designation would result in an increase of approximately 15 dwelling units in a village environment that can support the additional density.
- Though mapped as Coastal Sage Scrub vegetation, aerial photos and street views reveal that most of the lot is highly disturbed with a low habitat value.
- Conservation Policy 9 of the Lakeside Community Plan encourages the preservation of mature trees on public and private property and requires equitable replacement of those removed. As such, any development proposal would likely avoid or replace the mature stand of trees in the eastern portion of the property.

For Additional Information (January 9, 2012 Staff Report): [LS27](#)