



Mayor Robert E. Simison

City Council Members:

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Joe Borton
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January 14, 2022

MEMORANDUM

TO: Planning and Zoning Commission
CC: Andrew Wheeler, DG Group Architecture
FROM: Joseph Dodson, Current Associate Planner
RE: Lennon Pointe Community AZ, PP, CUP (H-2021-0071)

Dear Commissioners,

Lennon Pointe Community AZ, PP, CUP (H-2021-0071) was heard by Planning and Zoning Commission on December 2, 2021. At that hearing the Commission continued the project to the January 20, 2022 hearing date for the following reasons outlined in their motion: create a better solution to the transition between the proposed multi-family building and the neighborhood to the east; modify the attached units on the east side of the site to be front-loaded; revise the plat to match any changes to the overall conceptual site plan.

Since the hearing, the Applicant has submitted revised plans to Planning Staff as of January 14th. The revised plans have resulted in a number of recommended changes to the conditions of approval and development agreement provisions. The revisions made by the Applicant are noticeable but do not affect much of the overall development data but the Applicant has proposed a loss of one residential unit throughout the development to total 60 units (42 single-family and 18 multi-family). Any updated numbers will be added to the staff report following the Commission's final recommendation to City Council to ensure transparency. Please refer to the attachments and subsequent bullet points below regarding the specific changes since the Commission hearing.

The revised plans show the following changes made by the applicant based on the Commission's discussion:

- **Reduction in height and size of apartment buildings** – the Applicant has revised the proposed apartment buildings along Ustick to be 3-story buildings instead of 4-stories. This has resulted in a slight height reduction of the buildings (37' at its highest point of the sloped roof) and an overall reduction of building massing. In addition, the Applicant removed the easternmost end-unit altogether which has resulted in further separation

from the existing single-family home to the east. According to the revised site plan, the proposed building is at least 44' from the east property line.

- By removing the apartment end-unit, the Applicant has now proposed an additional plaza area with pedestrian access to the sidewalk along Ustick.
- Applicant removed the cross-access point between the multi-family drive aisle and the commercial property to the west in order to reduce any cut-through traffic.
- Applicant converted the attached units along the east boundary to be front-loaded (facing west) and removed the walking path along the east boundary per Staff and Commission comments.
- Applicant moved the location of the proposed dog park as discussed at the hearing. It is now located within the larger open space lot in the southwest corner of the site.
- Applicant revised the lot sizes of the 3-unit townhome unit near the southwest corner of the site to meet the minimum lot size requirements in accord with Staff's condition of approval.
- Applicant added a segment of 10' multi-use pathway within the required landscape buffer along Linder Road.
- The Applicant also removed one unit from the 6-unit townhome building to move it out of the floodway and include a new drive aisle connection on the north end of this building. This new drive aisle offers additional separation between the commercial lot and the residential building but is not a required connection. Staff understands the benefit of this connection but could also envision additional open space in this area in lieu of more asphalt. Staff is recommending an additional condition of approval relating to this connection should Commission determine it should remain to ensure perpetual cross access.

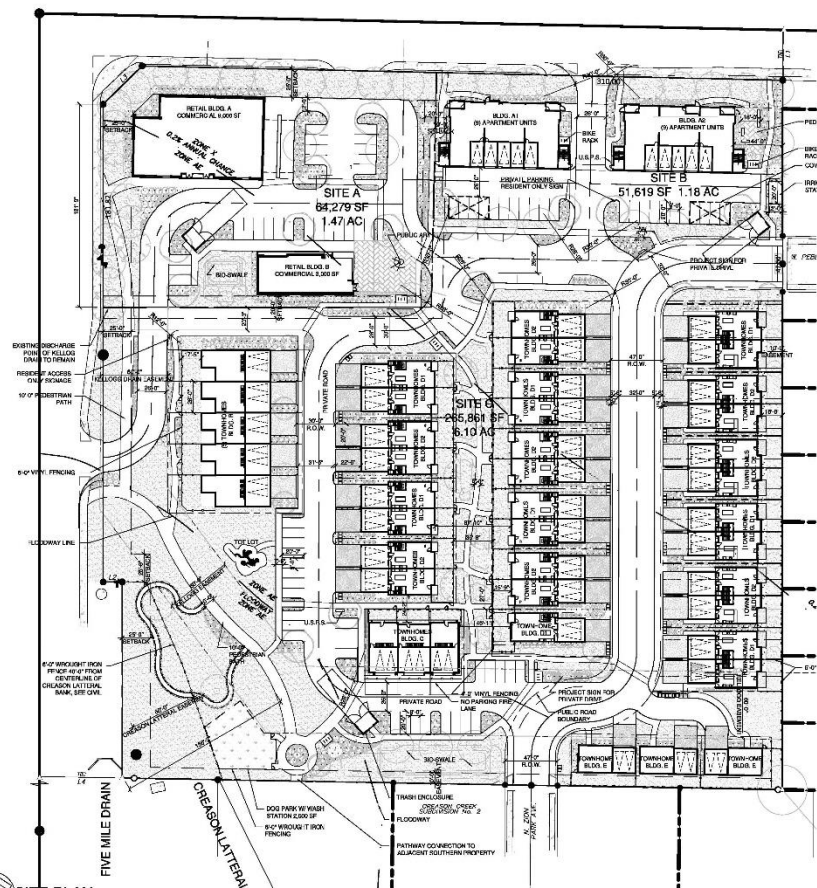
The parameters of the Commission motion to continue and the revised plans have resulted in Staff modifying certain conditions, striking others, and adding an additional DA Provision. Staff recommends the following changes be made to the staff report by the Planning and Zoning Commission, noted with strikeout and underline changes below:

- Modify A.1f. – No more than ~~16~~18 multi-family units are approved with the Lennon Pointe Community development—~~the first two units closest to the east property boundary and Creason Creek Subdivision are limited to two-story units in height.~~
- Add Provision – If cross-access is proposed between the commercial lot and the 5-unit townhomes, the Applicant shall submit a recorded cross-access agreement to the Planning Division at the time of Final Plat Signature to ensure perpetual cross-access between the private street in the residential portion of the project and the commercial lot.
- Strike A.2a – ~~Correct the size of Lot 9, Block 1 to meet the 2,000 square foot minimum lot size requirement of the R-15 zoning district.~~
- Strike A.4a & 4.b – a. ~~Shift the 6-unit townhome building to the north to move as much of Lot 2, Block 1 out of the floodway zone;~~ b. ~~Move the detached sidewalk adjacent to the east side of the 6-unit townhome building to the east to be an attached sidewalk to the private street.~~
- Strike A.5 altogether.

Exhibits:

- A. Revised Site Plan
- B. Revised Site Plan with Markups
- C. Revised Multi-family Conceptual Elevations

A. Revised Site Plan



LOT COVERAGE CALCULATIONS

BUILDING FOOTPRINT	= 194,437 SF	33.2%
ASPHALT	= 88,545 SF	15.2%
CONCRETE WALKS	= 45,982 SF	8.2%
AMBITES	= 4,173 SF	0.8%
PATIO/SERIAL LEVEL	= 3,396 SF	0.6%
LANDSCAPE	= 19,418 SF	3.5%
TOTAL SITE	= 286,951 SF	100%

TOTAL BUILDING AREA
 LOT COVERAGE WITH ADDITION = 33.2%
 MAXIMUM LOT COVERAGE = 38%

APPLICANT

DEVELOPER/ARCHITECTURE
 ANDREW WELLS
 141 N. PALMISTO BLVD
 LAJOLLA, CA 92037
 (619) 451-1000

PLAN PREPARED BY:
 DOUGLAS BISHOP - CE792
 ANDREW WELLS - CE792
 DOUGLAS BISHOP - CE792

EXISTING PARCELS

SITE A
 PARCEL #S 2012231-5
 ZONED - RUF

SITE B
 PARCEL #S 2012231-5
 ZONED - RUF

UNIT MIX TOTALS:

SITES A-B-C
 COMMERCIAL/RETAIL = 12,000 SF
 APARTMENT UNITS = 18 UNITS
 TOWNHOMES = 100 UNITS
TOTAL

SITE A

(C) LOT
 12 BUILDINGS
 PROPOSED 2,000 - COMMUNITY COMMERCIAL
 BUILDING FOOTPRINT TOTAL - 12,000 SF

SITE B

(C) LOT
 12 BUILDINGS
 PROPOSED 2,000 - R-15
 APARTMENT UNITS
 18 APARTMENT UNITS
 100 TOWNHOME UNITS
 100 = 1.62 UNITS PER ACRE

SITE C

TOWNHOMES: 40 LOTS
 = 8 UNITS PER ACRE

PARKING

PARKING REQUIRED - 500 SF / STALL
 194 STALLS REQUIRED

PARKING PROVIDED - 195 PROVIDED

SITE A:

APARTMENT UNITS: 18 UNITS
 PARKING REQUIRED: 18 STALLS PER UNIT
 = 324 STALLS REQUIRED

(2) BEDROOM UNITS
 = 2 STALLS PER UNIT
 = 4 STALLS REQUIRED

PARKING PROVIDED:
 = 170 GARAGE STALLS
 = 25 COVERED PARKING STALLS
 = 140 DRIVE-UP
 = 20 ON STREET
 = 355 STALLS

SITE C:

TOWNHOMES: 40 LOTS
 PARKING REQUIRED: 40 STALLS PER UNIT
 = 160 STALLS REQUIRED

PARKING PROVIDED:
 = 170 GARAGE STALLS
 = 25 COVERED PARKING STALLS
 = 140 DRIVE-UP
 = 20 ON STREET
 = 355 STALLS

PARKING PROVIDER - GARAGE / DRIVEWAY PARKING - SURFACE

= 170 GARAGE STALLS PROVIDED
 = 25 DRIVEWAY STALLS PROVIDED
 = 20 SURFACE PARKING ON STREET
 = 195 TOTAL PARKING PROVIDED



REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMITS

PROJECT

300' X 300'
 100'
 100'
 100'



141 N. PALMISTO BLVD
 LAJOLLA, CA 92037
 (619) 451-1000

DG GROUP ARCHITECTURE PLLC

141 N. PALMISTO BLVD
 LAJOLLA, CA 92037
 (619) 451-1000

LENNON POINTE

141 N. PALMISTO BLVD
 LAJOLLA, CA 92037
 (619) 451-1000

A.1.1

SITE PLAN
 SCALE: 1" = 40'-0"
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 SITE PLAN DRAWN WITHOUT THE BENEFIT OF A SURVEY

C. Revised Multi-family Conceptual Elevations

