

POWERPOINT

Alamo Summit Single-Family Residence

County File Number DP15-3039

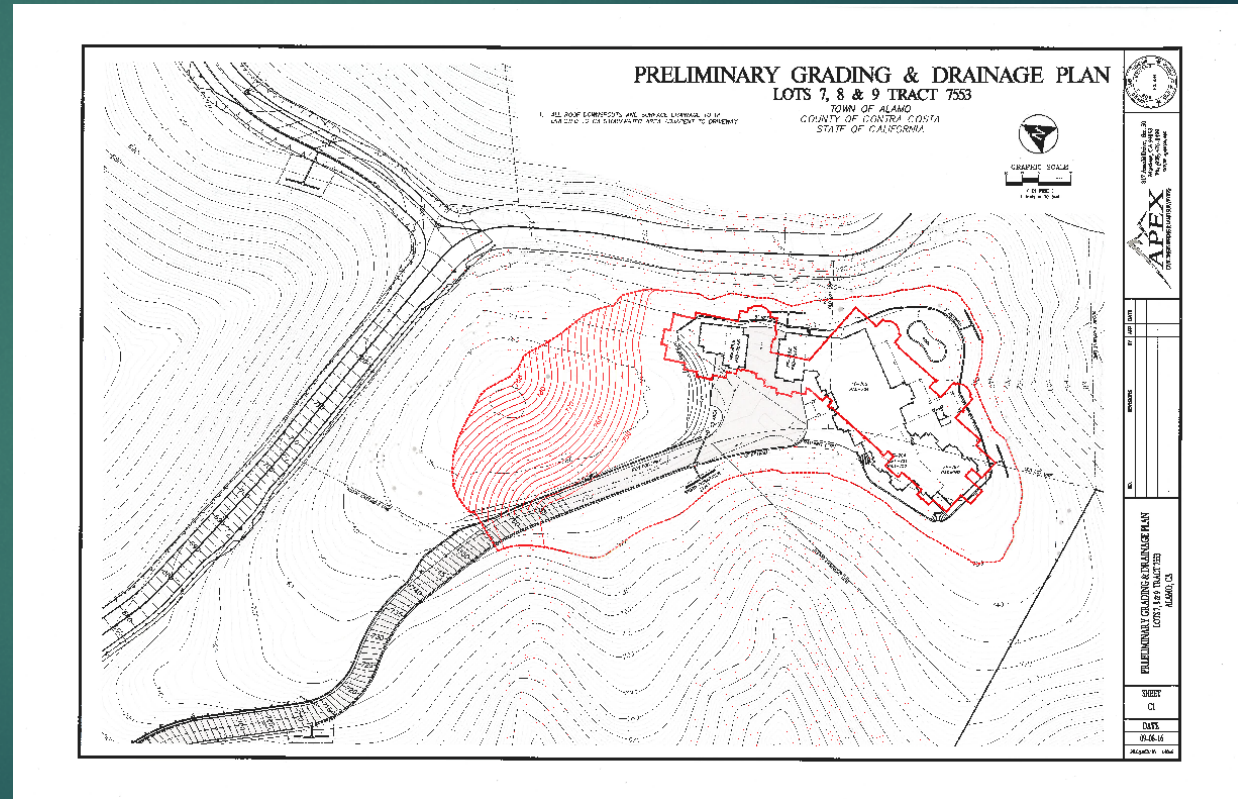
COUNTY BOARD OF SUPERVISORS
TUESDAY, MAY 1, 2018

Chronology

- ▶ **March 17, 1992** : 37-lot Alamo Summit Subdivision project (#SD91-7553 & #DP90-3030) approved by the County Board of Supervisors
- ▶ **January 22, 2010**: Final Map for subdivision recorded. None of the properties have been developed to date
- ▶ **November 12, 2015**: Applicant submits an application to allow merging of three lots, construction of a new residence, and modification of timing for required roadway improvements
- ▶ **February 14, 2018**: County Planning Commission unanimously denies proposed project
- ▶ **February 22, 2018**: Appeal of County Planning Commission filed with the County

Project Elements

- ▶ Lot Merger: Merging of Lots-7, -8, and -9 to create one 12.8-acre lot
- ▶ New Residence: Construction of a new 13,887 sq. ft. residence
- ▶ Roadway Improvement Timing: Modification to Conditions of Approval #25 and #26 of Final Development Plan #DP90-3030 to change the timing for construction of Alamo Summit Road and improvements to Ridgewood Road until after the residence is constructed and development of the remaining lots has begun.





Summary of Appeal Points

- ▶ Requesting that the time for improvements be modified, and not for the deletion of any condition of approval
- ▶ A solution for construction traffic through the project site has been offered.
- ▶ Only one single-family residence is being proposed
- ▶ The proposal includes a request to merge three lots, which lessens the overall development impact.

Basis for Staff Recommendation

- ▶ Incorporation of mitigations and the addition of conditions of approval requiring roadway improvements addressed project concerns in a manner that allowed for approval of the Alamo Summit subdivision. The Ridgewood Road improvements are required to mitigate hazards created by the existing roadway conditions and the proposed construction traffic, to a less than significant level.
- ▶ Lessening the scale of the overall development (lot merger) and making as needed repairs during the construction phase does not mitigate or eliminate the roadway hazards identified in the project EIR.

Questions