

SUBDIVISION MAPS WORKSHOP



Subdivision Map Process & Design

Subdivision Map Expiration & Revisions

Subdivision Map Q & A



SUBDIVISION MAP PROCESS & DESIGN



SUBDIVISION MAP PROCESS

- **Parcel Map**
 - Four or fewer proposed parcels. Not subject to Planning Commission (unless appealed). Can have more than four proposed parcels on non-residentially zoned land.
- **Tentative and Final (Two-step Process)**
 - **Tentative Map** – Drawn for purpose of showing design and improvements, and existing surrounding conditions. Five or more proposed lots.
 - **Final Map** – Drawn for purpose of accurate or detailed final survey of property. Includes meets and bounds, monument locations, easements, dedications, certificates, and acknowledgements
- **Vesting Maps**
 - Approval confers a vested right to proceed w/ development in substantial compliance with the ordinances, policies, and standards in effect at time the vesting map is approved/conditionally approved.

SUBDIVISION MAP PROCESS

- **Density**
 - Calculated using total number of lots divided by “net” acreage (gross land area subtracting dedications for major streets, dedicated areas of land for large transmission lines and remainder parcels).
 - Can be up to 0.5 less than minimum density but cannot exceed the maximum density (FMC Section 15-303.B).
 - Example: Property is 20 gross acres, but 15 net acres in the RS-5 zone district. RS-5 zoning allows for between 5 and 12 dwelling units per acre.

Calculation: $(15 \times 5) \& (15 \times 12) = \text{min/max density. 75-180 dwellings}$
(density range).

SUBDIVISION MAP PROCESS

- **Lot Size, Depth, Width**
 - Ensure all lots comply with minimum/maximum lot size (area), depth and width requirements.
 - Allowed exceptions via FMC Section 15-4105.A.1 (25% of lots allowed to be up to 20% smaller in area/width/depth than minimum requirement).
 - Lots exceeding maximum requirement allowed if project density complies.

SUBDIVISION MAP PROCESS

- **Lot Size, Depth, Width**

District	RE	RS-1	RS-2	RS-3	RS-4	RS-5
Minimum Lot Size (sq. ft.)	5 acres	36,000	20,000	9,000	5,000	4,000
Minimum Lot Size, with Enhanced Streetscape (sq. ft.)	-	-	-	-	-	2,500 ¹
Maximum Lot Size ²	-	-	-	32,000	9,000	6,500
Residential Density, Large Sites (dwelling units per net acre)	0.15	1	2.5	3.5	6	12
Residential Density, Small Sites (dwelling units per lot)	1	1	1	1	1	1
Minimum Lot Width (ft.)						
General Standard	110	110	110	70	50	35
Corner	110	110	110	80	55	40
Reversed Corner	110	110	110	90	60	50
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	90	70	60
Curved/Cul-de-Sac	80	80	80	60	40	30
Minimum Lot Depth (ft.)						
General Standard	130	130	130	100	85	70
Where Front or Rear Property Line Abuts a Major Street	200	200	130	110	100	90
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	120	120

1. Provided that the overall density of the development does not exceed the approved General Plan densities.

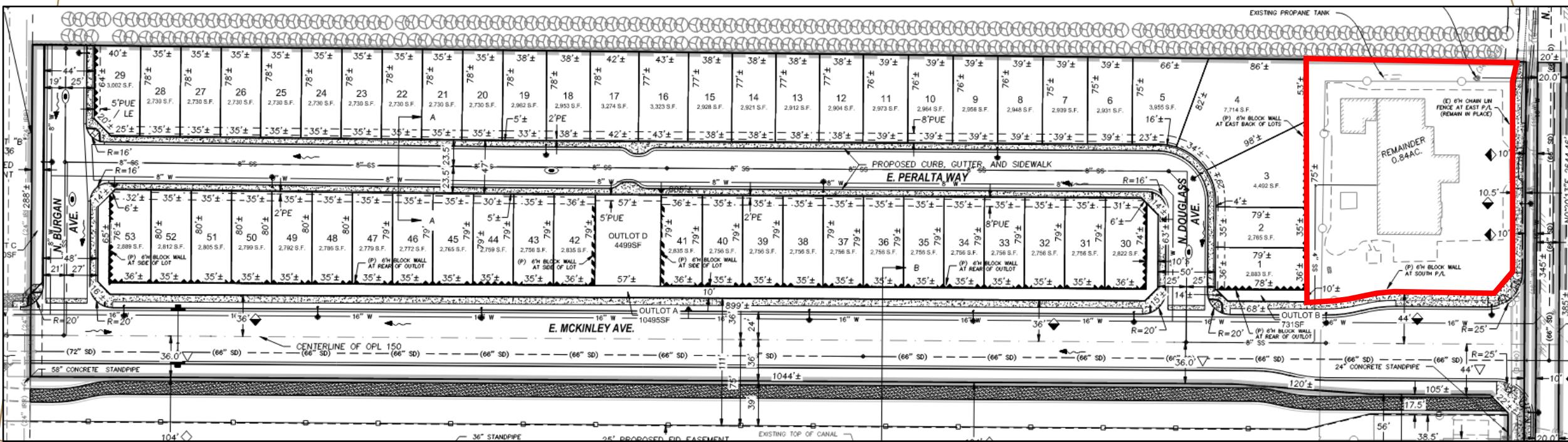
2. Maximum lot size is limited to 160 feet in the Residential Overlay and Central Business Districts.

SUBDIVISION MAP PROCESS

- **Remainder Parcel**
 - For subdivisions, the Subdivider may designate as a remainder that portion of land which is not divided for the purpose of sale, lease, or financing.
 - Not counted as parcel for purpose of determining whether a parcel or final map is required (this results as not included for density calculation purposes).
 - Frontage improvement requirements, including payment of fees, shall not be required for Remainder parcel until permit or other grant of approval for development is issued by local agency, unless construction requirements are necessary for reasons of the public health and safety or is a necessary prerequisite to the orderly development of the surrounding area.

SUBDIVISION MAP PROCESS

- **Remainder Parcel**



SUBDIVISION MAP DESIGN

- **Chapter 15, Article 41 (Subdivision Design Standards)**
 - **Blocks**
 - **Length: 200-600 feet.** Deviation may be allowed if alignment of existing streets on adjacent properties justifies it.
 - **Lots**
 - Side lot lines required at right angles to street, or radial if curved.
 - Frontage to public streets required unless private streets are proposed or access to paseo is proposed.
 - Double frontage lot (streets along front and rear) allowed when relinquishment of access is on one side with 10-foot landscape area and 6-foot wall (Major Streets). Only allowed at depth of less than 200 feet and relinquishment of access removed on one side (Local Streets).

SUBDIVISION MAP DESIGN

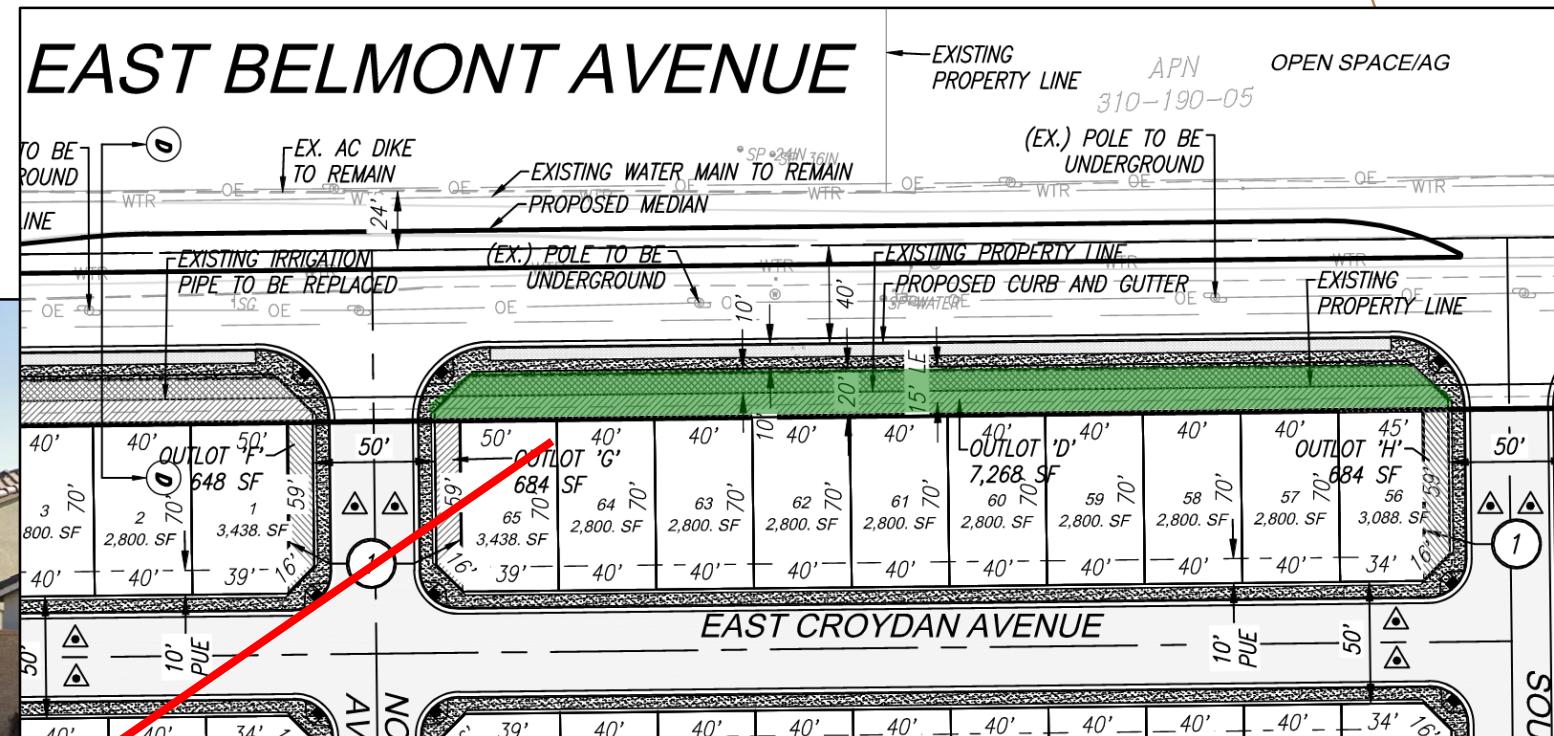
- **Double Frontage Lots**
 - **Major Street.** If a Double Frontage lot abuts a Major Street, access shall be relinquished along the Major Street; and:
 - A minimum 10-foot landscape area shall be provided with a minimum six-foot masonry wall at the rear thereof.
 - Should an operative plan require a greater landscape area, the wall shall be placed at the rear of the landscape setback.
 - A greater landscape area may be required to ensure that visibility is maintained for adjacent properties. This includes, but is not limited to, driveway and garage locations, fences, trees, etc. of neighboring properties.
 - A greater landscape area may also be required by the Review Authority, when in the opinion of the Review Authority, a greater landscape area would be more in harmony and would add visual interest to the streetscape when adjacent properties also face a Major Street.

SUBDIVISION MAP DESIGN

- **Roosevelt Community Plan; Policy 1-5.8.i:** A 15-foot landscaped boulevard overlay standard along arterial and collector streets south of Belmont Avenue and east of Chestnut.
- **Bullard Community Plan;**
 - **Policy 5.3.1:** Boulevard Area Policy to provide landscaped area with different depth (i.e. 15 feet, 20 feet, 30 feet and 35 feet) along certain street segments.
 - **Policy 5.4(2):** 50-foot landscaped setback from railroad right-of-way if the 50 feet is not incorporated as private rear yard space.
- **Woodward Park Community Plan**
 - **Policy 3-4.6:** Planned expressways and arterials – 20-foot landscaped setback.
 - **Policy 3-4.7:** Audubon Drive – 50-foot landscaped setback.
 - **Policy 3-4.8:** Shepherd Avenue – 30-foot landscaped setback.
- **West Area Neighborhoods Specific Plan; Policy IPR 1.13:** Designate Grantland Avenue and Veterans Boulevard between Clinton Avenue and its overcrossing of the railroad tracks as a boulevard area, with a required 30-foot landscaped setback. Planned elements of the city's master trail system may be located partially within this setback.

SUBDIVISION MAP DESIGN

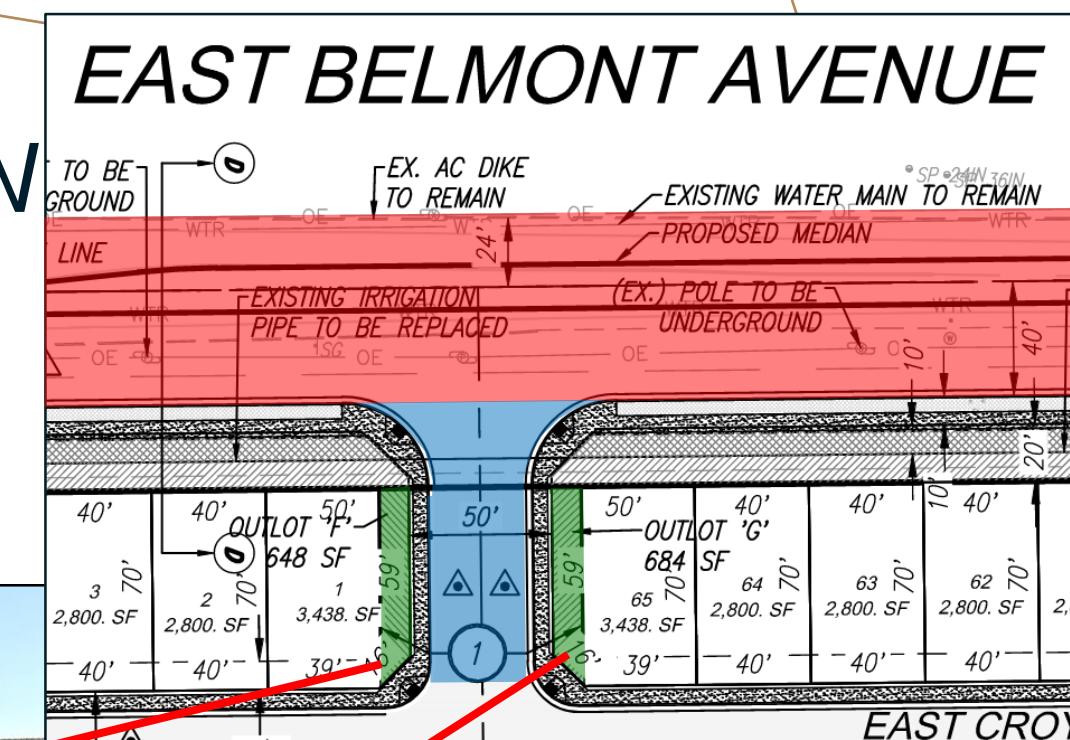
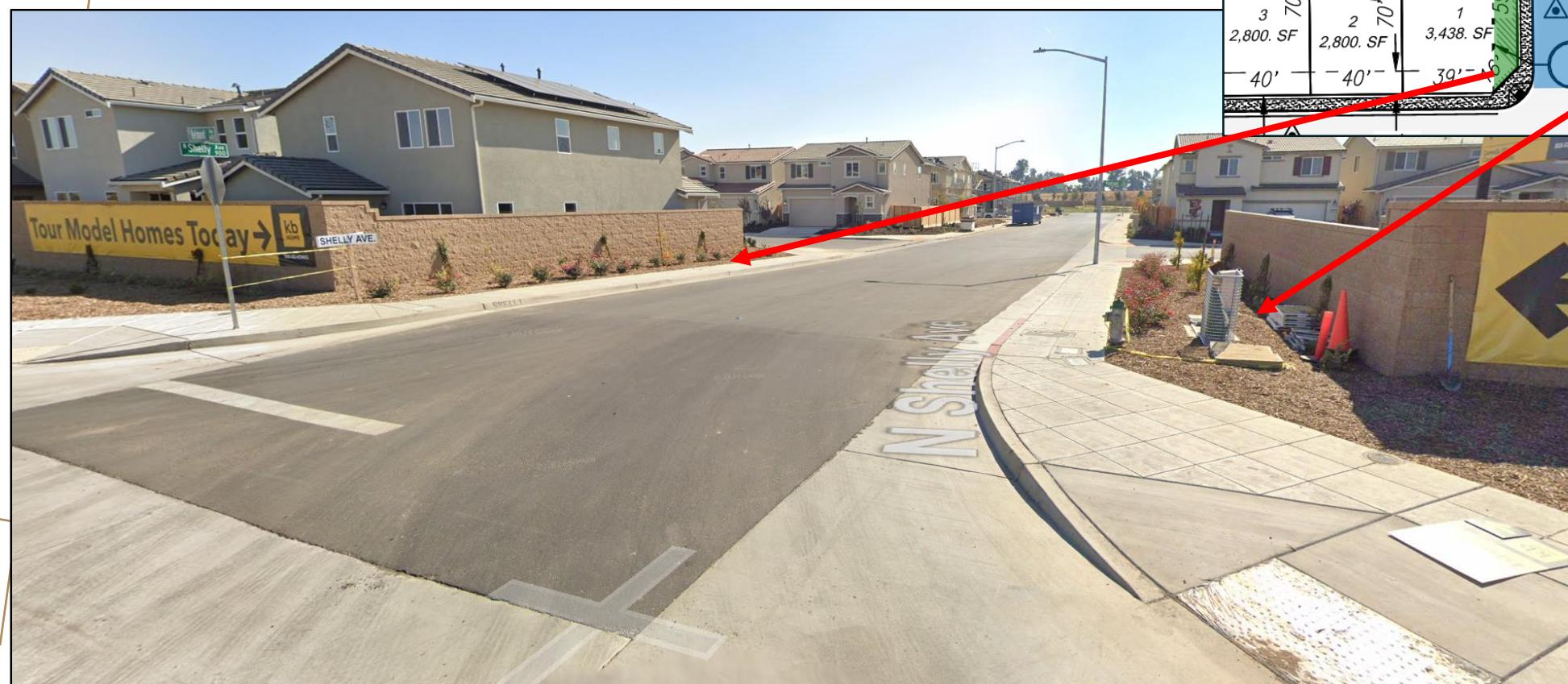
- **Double Frontage Lots**



SUBDIVISION MAP DESIGN

- **Corner Lots**

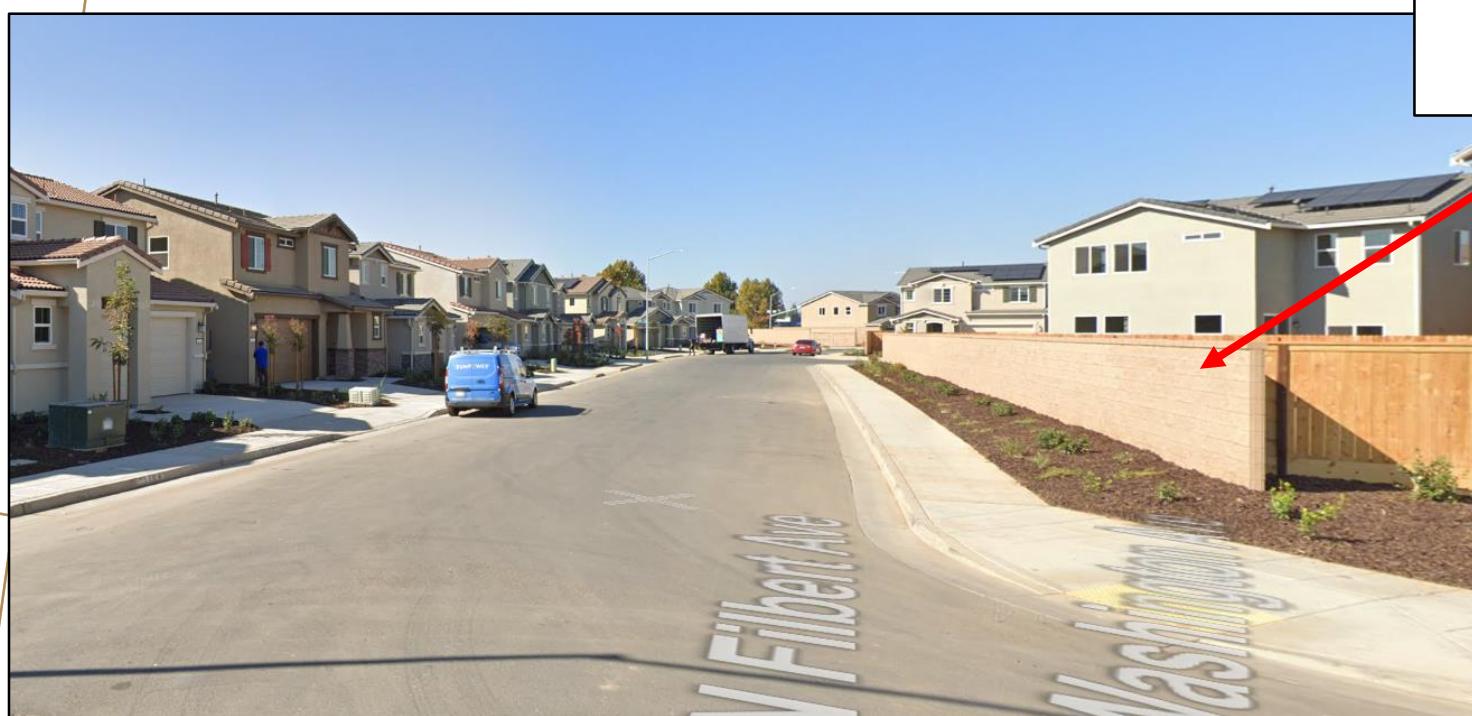
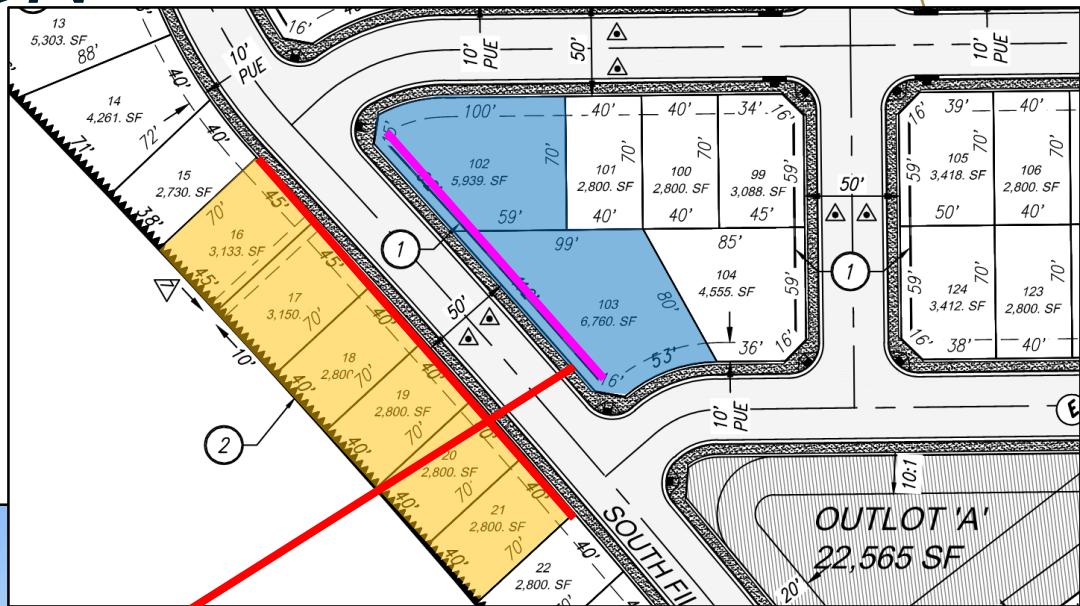
- When local street intersects major street and the corner lot sides onto the local street, street side yard requires 10-foot landscape easement w/ wall.



SUBDIVISION MAP DESIGN

- **Corner Lots**

- When street side yard faces front yard of home across the street, a 5-foot landscape easement w/ wall is required, unless 4-foot park strip is provided between curb and sidewalk.

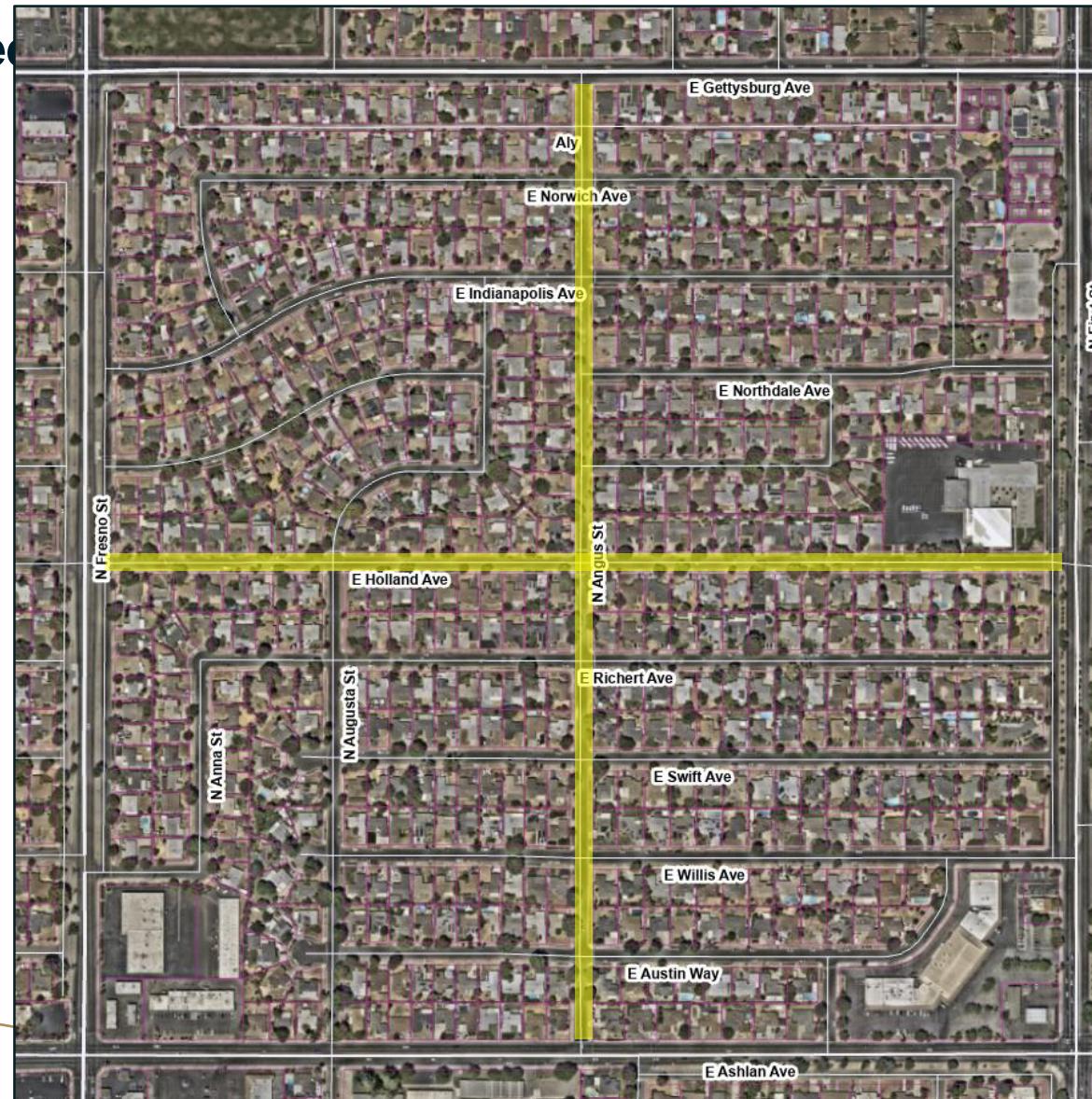


SUBDIVISION MAP DESIGN

- **Connectivity & Street Design**
 - **Local Streets:** Minimum right-of-way and roadway widths via Public Works standards.
 - **Connector Streets:** Streets that connect Major Streets through the center of quarter sections (north-south & east-west), or as close as reasonably possible to center alignment based on existing features.
 - **Major Streets:** Shown on the Circulation Element of General Plan (Collector, Arterial, Super Arterial, Expressway)

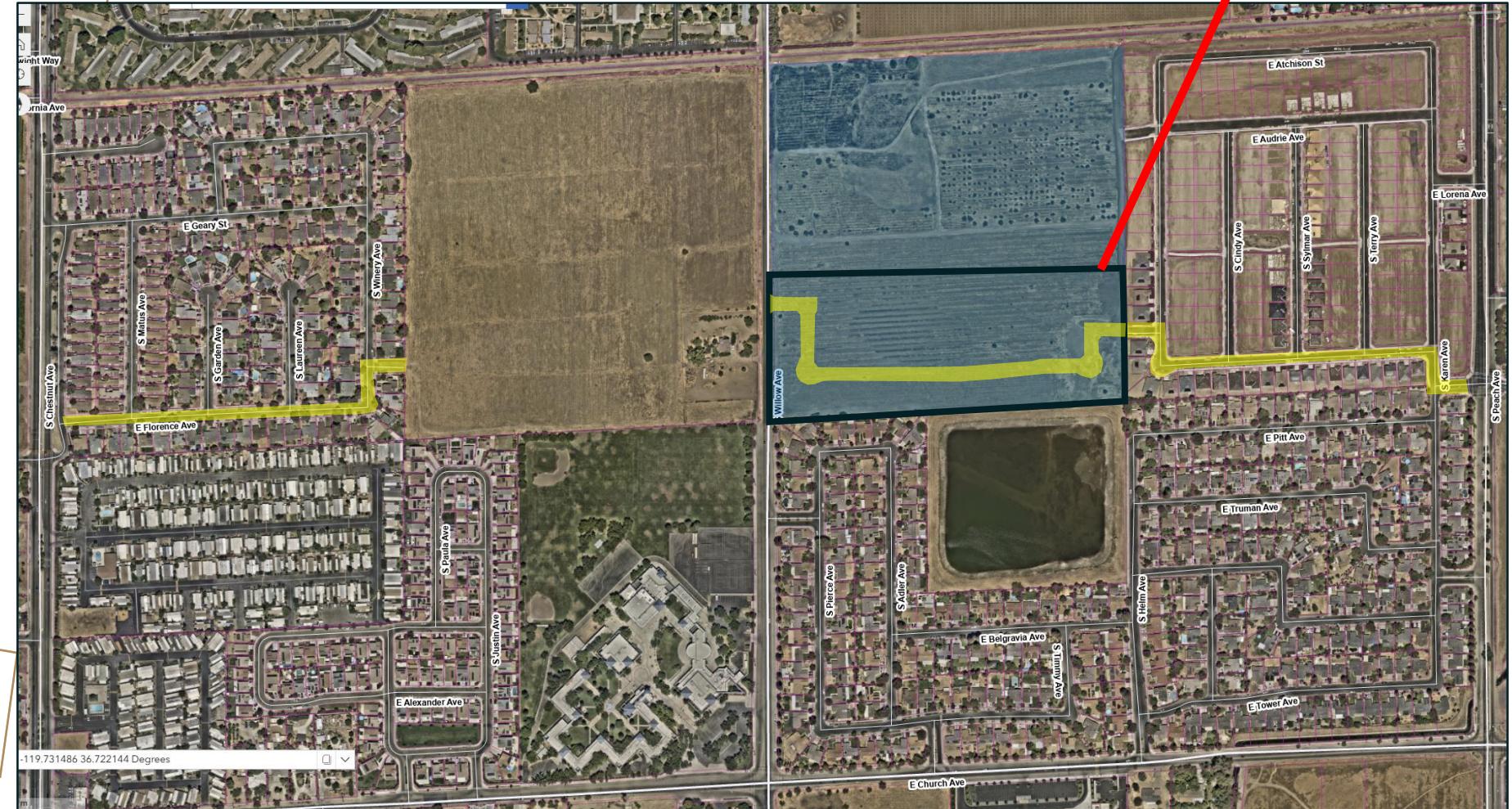
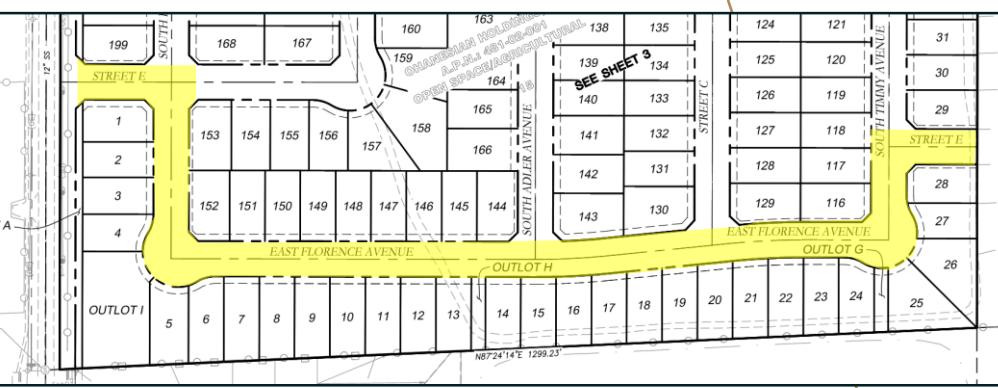
SUBDIVISION MAP DESIGN

- Connector Street



SUBDIVISION MAP DESIGN

- Connector Streets



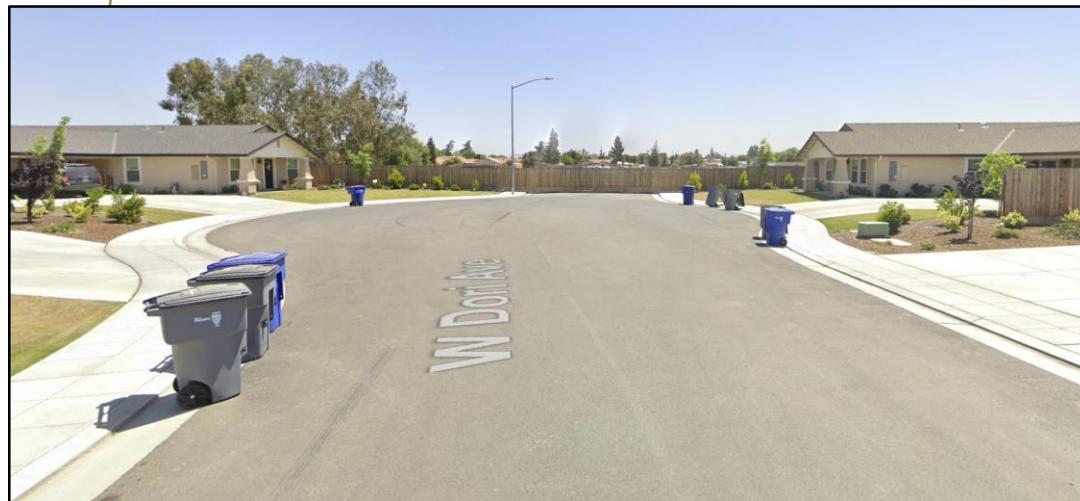
SUBDIVISION MAP DESIGN

- **Connectivity & Street Design**

- **Connections to Adjacent Areas:** Where the subdivision adjoins unsubdivided land, stub end streets shall be extended to the adjacent unsubdivided land to provide access to the unsubdivided land in the event of its future subdivision. There shall be one such connection for every 600 feet of adjacency. The stub street is to be designed as a temporary turnaround. Not applicable to Planned Developments for gated subdivisions.

SUBDIVISION MAP DESIGN

- Connections to Adjacent Areas

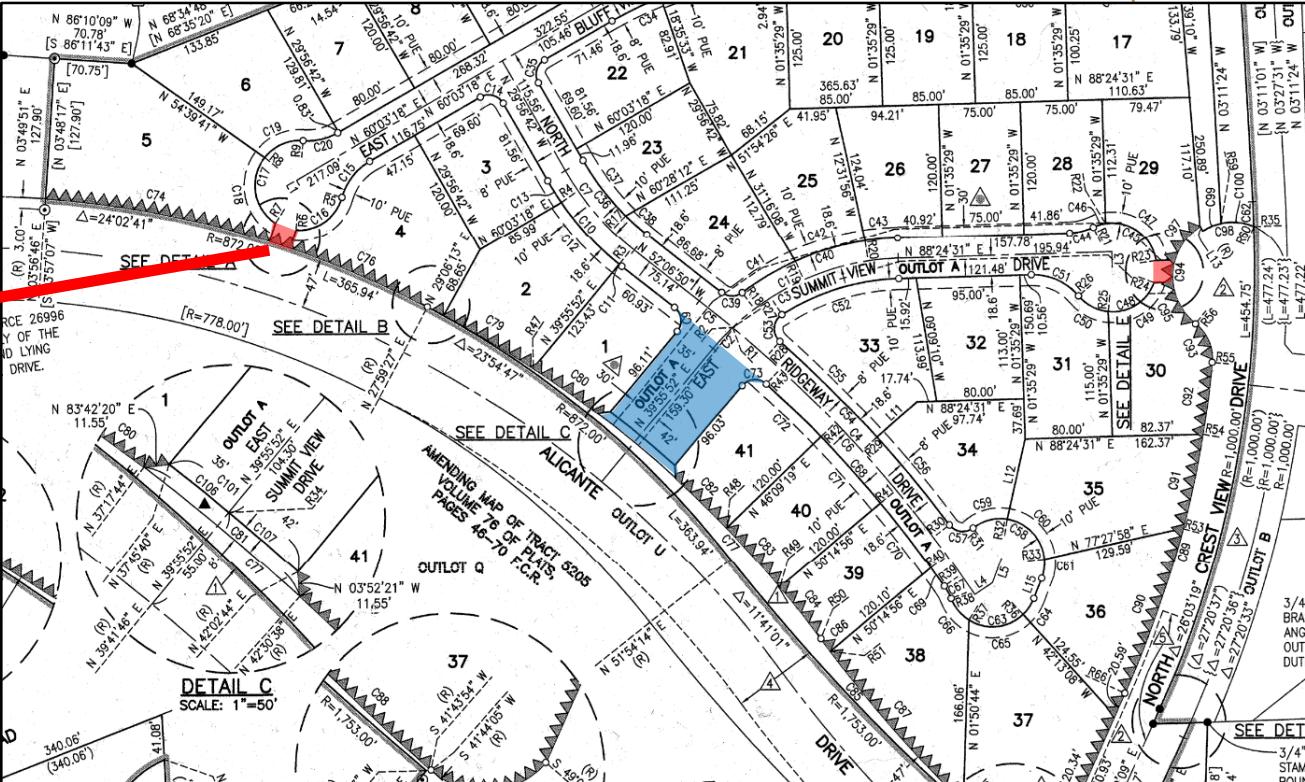


SUBDIVISION MAP DESIGN

- **Connectivity & Street Design**
 - **Emergency Vehicle Access (EVA):** Subdivisions require a minimum of two points of access.
 - **Pedestrian Access to Major Streets:** For subdivisions adjacent to a Major Street, a pedestrian path (including sidewalks and trails) to the Major Street shall be spaced no more than 600 feet apart.

SUBDIVISION MAP DESIGN

- **Emergency Vehicle Access (EVA)**



SUBDIVISION MAP DESIGN

- Pedestrian Access to Major Streets



SUBDIVISION MAP DESIGN

- **Incorporation of Site Constraints**

- **Trails**

- Homes should front onto a trail, or other communal area, unless:
 - Topographic conditions justify a variation from this requirement;
 - The proposed homes would face a Major Street; or
 - The Review Authority determines that there are no feasible alternatives.

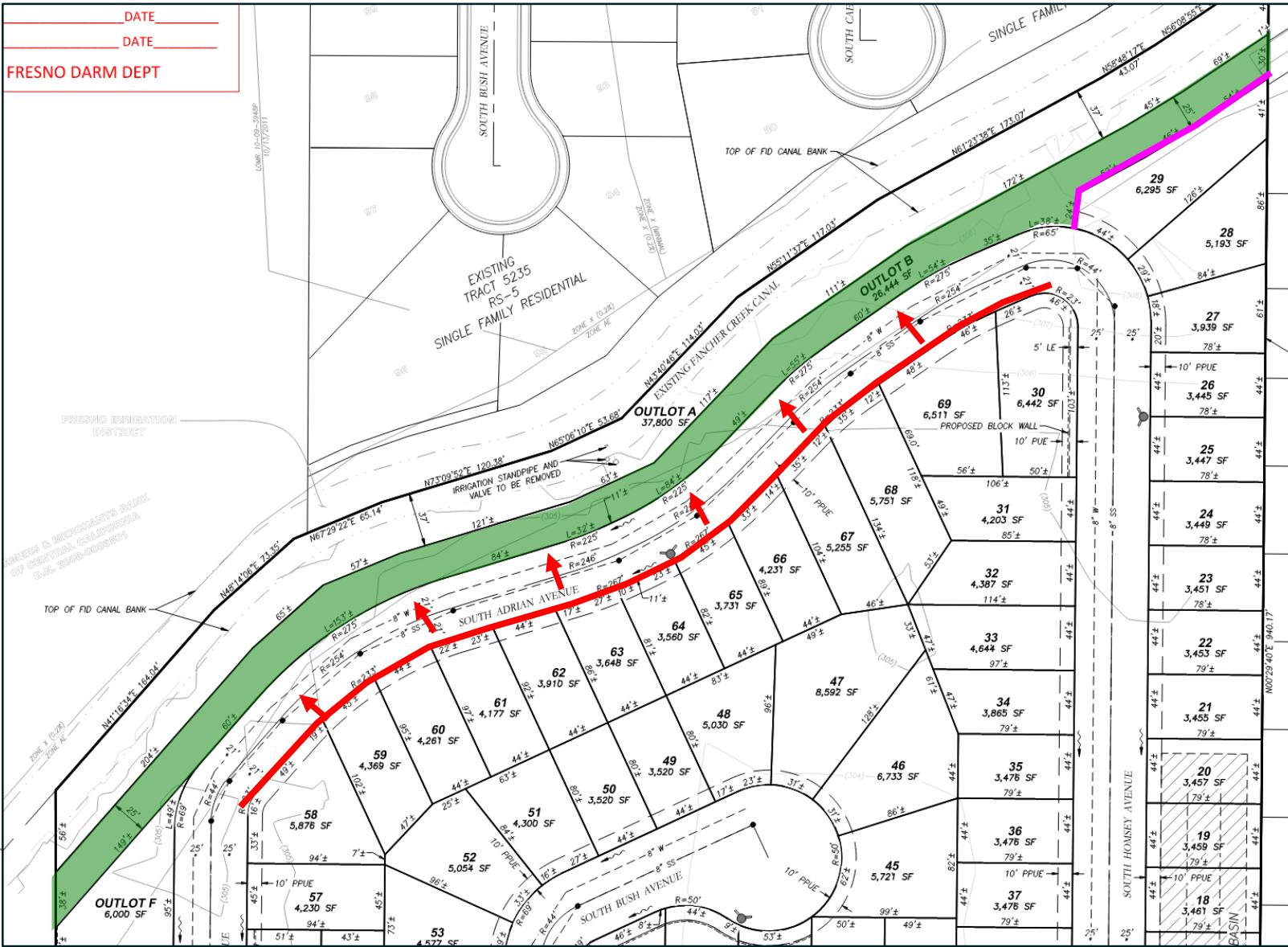
SUBDIVISION MAP DESIGN

- **Trails**



SUBDIVISION MAP DESIGN

- **Trails**



SUBDIVISION MAP DESIGN

- **Trails**



SUBDIVISION MAP DESIGN

- **FMC Section 12-4.705.a.ii**
- **Open Space Requirements for Single-Family Development**
 - **Fifty Parcels or Less:** The subdivider shall pay in-lieu fees only (no open space required).
 - **More than Fifty Parcels:** The subdivider shall pay in-lieu fees and dedicate 0.6 acres per 1,000 residents, or 0.001884 acres per residential unit, for a pocket park within the overall tentative map. 51 lots = 0.09 ac (4,185 sf); 150 lots = 0.28 ac (12,310 sf); 300 lots = 0.57 ac (24,620 sf)
- **FMC Section 15-4112 (Parks and Playgrounds)**
 - **Park Frontage:** A minimum of 50 percent of the perimeter of any public park must abut a street, external trail, internal lit trail that connects to an external trail or sidewalk, sidewalk, or similar facility that is accessible and visible to people traversing the neighborhood. Homes shall generally face or side the park.
 - **Park Accessibility:** Park sites shall be centrally located, providing access within a half-mile walking distance to new residential development. Multiple pocket and neighborhood parks may serve to satisfy this requirement.

SUBDIVISION MAP EXPIRATION & REVISIONS



SUBDIVISION MAP EXPIRATION & REVISIONS

- **Expirations**
 - **Tentative Maps (Vesting/Parcel/Tract)** – Expires two years from approval date
 - **Discretionary Extensions** – Up to 6 years total (1- or 2-year increments)
 - **Legislative Extensions** – SB 1185, AB 333, AB 208, AB 116
 - **Phased Maps**

SUBDIVISION MAP EXPIRATION & REVISIONS

- **Minor Revision (FMC Section 15-4302.A), Director-level Decision**
 - Lot size, shape, and dimensions and streets are in substantial compliance with Tentative Map.
 - Number of lots, units, or building sites is not reduced to less than prescribed by zone
 - No lots, units, building sites, or structures are added
 - Amount of open space is not reduced
 - Pedestrian connectivity to schools, trails, open space, etc. is not reduced
 - Changes are consistent with intent of original Tentative Map approval
 - No significant changes in parcel size and dimensions, pedestrian connectivity, and overall design
 - No resulting violations of the Municipal Code.

SUBDIVISION MAP EXPIRATION & REVISIONS

- **Major Revision (FMC Section 15-4302.B), Director reports to Planning Commission**
 - Amendments are consistent w/ intent of original Tentative Map approval
 - No resulting violations of Municipal Code
 - One-time increase in number of lots does not exceed following, provided that permitted density is not exceeded:
 - 25 lots or less: No more than 2 additional lots
 - 26-50 lots: No more than 3 additional lots
 - 51-75 lots: No more than 4 additional lots
 - 76-100 lots: No more than 5 additional lots
 - >100 lots: No more than 5 additional lots for first 100 lots, plus 2 additional lots for each full 100 lots in excess of first 100 lots.

SUBDIVISION MAP FINDINGS

- **Grounds for Denial of a Tentative Map (Subdivision Map Act Section 66474)**
- The approval of a proposed subdivision map shall be denied if any of the following findings are made:
 1. That the proposed map is not consistent with applicable general and specific plans as specified in SMA Section 65451.
 2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 3. That the site is not physically suitable for the type of development.
 4. That the site is not physically suitable for the proposed density of development.
 5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to

WORKSHOP Q & A

