

City Council agenda report for 7/27/16: Final plat for a 3-lot Subdivision located at 1311 Vernon Street. Marv Blosch, applicant

Project: The proposed project would create a 3 lot single family subdivision called Andrea's Garden in the R-1-10/ Historic District zone located north of the Santa Clara River on the west side of Vernon Street. The 3-lot subdivision includes a flag lot to access a rear lot off Vernon Street.

Applicant: Marv Blosch

Project Engineer: Rosenberg Associates, Allan Hall, PE

The proposed 3-lot subdivision would create one flag lot (lot #2) located to the rear of lot #1 which fronts on Vernon Street. Proposed lot #3 also fronts on Vernon Street and is a deep lot with an existing single family home. The flag lot is proposed with a 25' wide access 'stem' which meets the city requirement of 25' width (section 16.24.080 of the Subdivision Ordinance). All three lots exceed the minimum lot size requirement of 10,000 sq ft. The flag lot appears to be a reasonable access solution for the rear property behind lot #1.

Staff recommends approval of the proposed 3 lot subdivision.

PC Action: PC recommends approval of the 3-lot subdivision as proposed with lot #2 being a flag lot. The final plat is the same as the approved preliminary plat.