

Dutton Meadows Subdivision Second Time Extension

2650, 2666, 2684 Dutton Meadow,
1112 & 1200 Hearn Avenue

September 12, 2024

Kristinae Toomians, Senior Planner
Planning and Economic Development

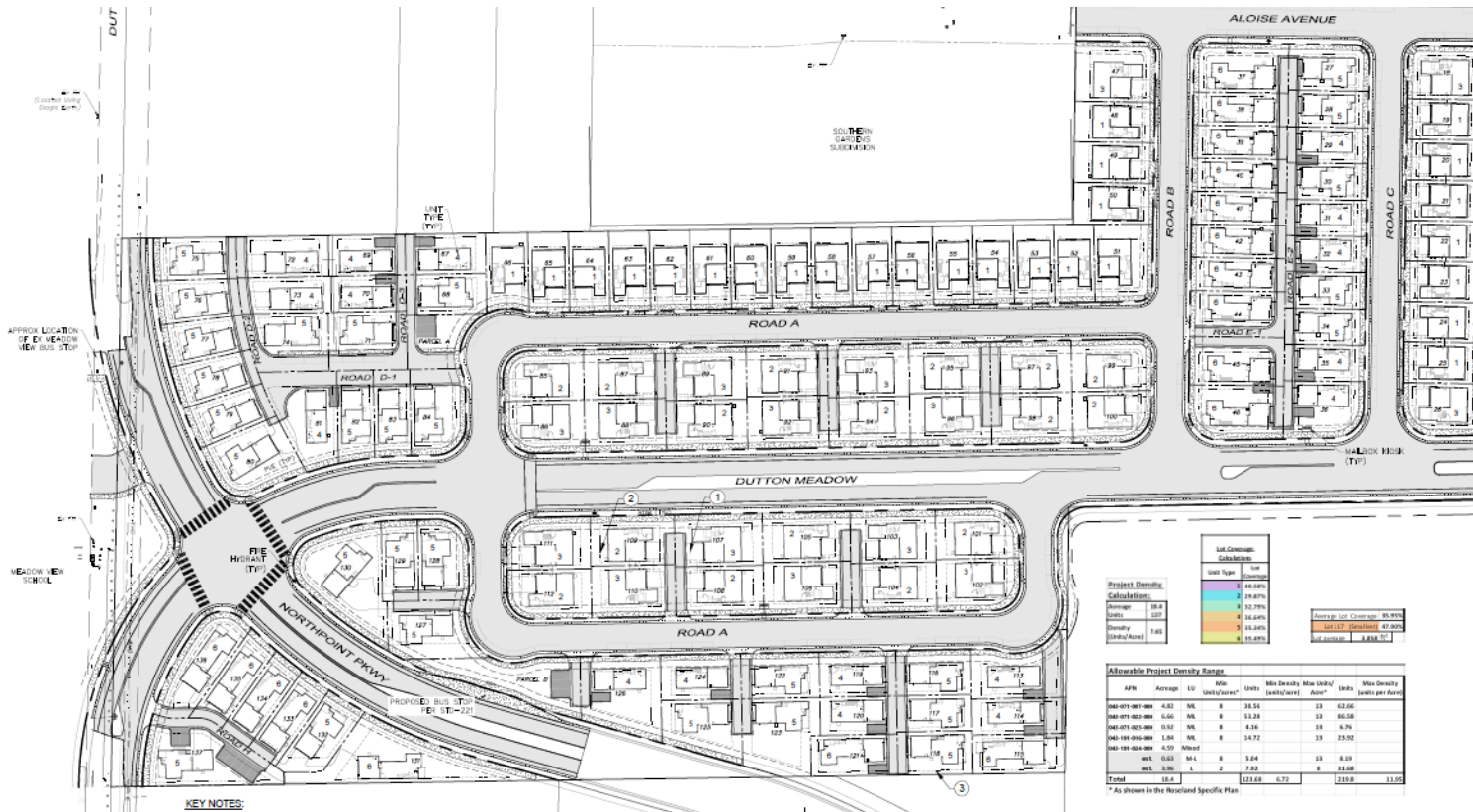
On December 9, 2021, the Planning Commission approved the Dutton Meadows Subdivision project.

- Subdivide 18.56 acres into 137 residential small lots
- First Time Extension approved on April 11, 2024

Before the Planning Commission

- Second One-year Time Extension
- Extended expiration to December 9, 2025

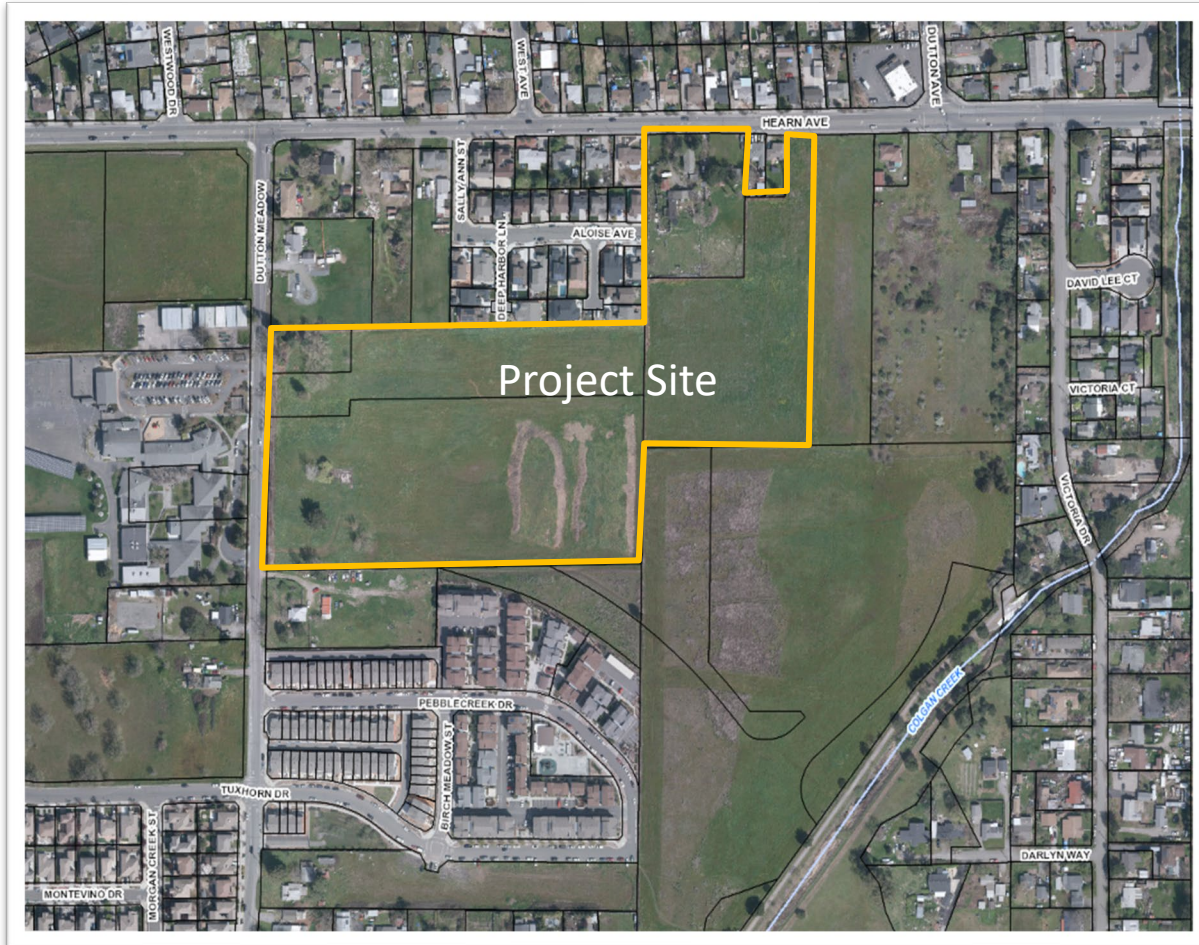
Approved Tentative Map



Project Density Calculations		Unit Coverage Calculations	
Average	Density (Units/Acre)	Unit Type	Unit Coverage
1.07	7.65	1	44.54%
2.07	15.30	2	29.87%
3.07	22.95	3	12.29%
4.07	30.60	4	16.64%
5.07	38.25	5	10.24%
		Average Unit Coverage: 95.93%	
		Unit 117: 47.00%	
		Unit 118: 48.93%	

Allowable Project Density Range					
APN	Acres	Min Units/Acre*	Max Units/Acre*	Min Density (units/acre)	Max Density (units per Acre)
060-071-007-000	4.32	8	38.55	33	62.66
060-071-002-000	4.60	8	33.28	33	66.56
060-071-003-000	0.32	8	4.36	33	4.76
060-101-010-000	1.84	8	14.72	33	23.92
060-101-004-000	4.50	None			
061-003-001-000	0.63	8	5.64	33	8.33
061-003-002-000	1.26	8	7.92	33	11.66
Total	18.4		123.68	6.75	139.09

* As shown in the Rescaled Specific Plan



It is recommended by Planning and Economic Development Department that the Planning Commission approve a second one-year time extension for the Dutton Meadows Tentative Map, extending the expiration date to December 9, 2025.

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