

Wilkins Townhomes

Tentative Map &

Administrative Design Review (PL22- 0082) Modification

The owner of vacant property on Wilkins Avenue (APN 046-211-011, no address), Wilkins Development LLC, wishes to subdivide the subject parcel into ten lots and modify the previous ADR approval (PL22-0082) to add an 11th unit in order to conform with the new General Plan designation. The property has a General Plan (GP) designation of High Density Residential and a zoning designation of RM.

The revised Architectural Plans included with this application show Unit 10 now proposed to be divided into two units. Unit 10A is a ground-floor studio unit and Unit 10B is a 2-bedroom unit upstairs. Unit 10A is being offered as a deed-restricted affordable unit (up to 80% area median income) in exchange for this additional unit being exempt from parking standards including the requirement for an additional garage space.

The Tentative Map proposes the creation of 10 parcels over the units previously approved in ADR PL22-00082. Units 10A and 10B are within proposed Lot 10 and will be under common ownership.

The subject parcel is vacant and bounded by existing medium-density single-family housing to the south and east and high-density housing to the west and north.