



MEMORANDUM

DATE: November 18, 2025

TO: Dave Ward, AICP, Planning Director

FROM: Kristina Boero, Senior Planner
RMA Planning Division

SUBJECT: Errata Memorandum to November 20, 2025, Planning Director Staff Report for Planned Development (PD) Permit Case No. PL25-0029, 744 Morvale Drive, in the community of Lake Sherwood, Assessor Parcel No. 692-0-060-065

The Planning Director staff report was made available to the public on November 13, 2025. On November 17, 2025, staff received a comment from the applicant that the Accessory Dwelling Unit for Lot 72 (PD Permit Case No. PL25-0029) was erroneously omitted from the Planning Director staff report by Planning Division staff. In response to this comment, the Staff Report, Exhibit 4a – Negative Declaration Addendum, Exhibit 5 – General Plan Consistency, and Exhibit 6 – Conditions of Approval have been revised to include the requisite discussion of the ADU. Corrections are signified by ~~strikeout font~~ where text was removed and by underlined font where text was added.

The corrections do not change any of the discretionary permit findings or conclusions included in the Staff Report, Negative Declaration Addendum, General Plan and Non-Coastal Zoning Ordinance Consistency Analysis, as the development of each project site will be limited to the graded pads that were approved as part of Tentative Map (TM) 4409-2 and Conditional Use Permit (CUP) 4635, for which the location of the proposed Accessory Dwelling Unit on Lot 72 is a part. No additional grading or vegetation removal is proposed for the construction of the ADU beyond what was approved as part of TM 4409-2 and CUP 4635.

The information below includes the corrections and the corresponding staff report exhibit.

A. Staff Report, Section A.9

PL25-0029: A PD Permit for the construction of a 6,333 square foot, two-story SFD and an Accessory Dwelling Unit (ADU) on Lot 72 of Tract 4409-6 located at 744 Morvale Drive

in Lake Sherwood. The first story will be 3,531 square feet and the second story will be 2,802 square feet.

The property will feature an attached four-car garage, totaling 1,003 square feet and ADU with covered patio area, totaling 1,403 square feet. Additionally, the dwelling will have 803 square feet of covered exterior spaces and a 700 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 72, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

Staff Report, Section D, Table 2 Development Standards Consistency Analysis for the Non-Coastal Zoning Ordinance.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Section 8106-1.1 Minimum Lot Area (Gross)	RE Lots: 2 acres OS Lot 72: 10-acres	Yes. Existing lots 71, 73 and 74 are more than 2 acres in size. Lot 72 is 149 acres in size.
Section 8106-1.1 Maximum Percentage of Building Coverage	RE Lots: 25 percent OS Lot: 5 percent	Yes. Proposed building coverage for Lot 71 is 0.40 percent, Lot 72 is 0.009 <u>0.0015</u> percent, Lot 73 is 0.095 percent and for Lot 74 is 0.083 percent.
Section 8106-1.1 Front Setback	OS and RE Lots: 20 feet	Yes. <u>For the SFD's</u> , the front setback for Lot 71 is 36 feet, 7 inches, Lot 72 is 31 feet, Lot 73 is 20 feet, 8 inches and Lots 74 is 22 feet. <u>For the ADU on Lot 72, the setback is 55 feet.</u>

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Section 8106-1.1 Side Setback	RE Lots: 5 feet OS Lot 72: 10 feet	Yes. <u>For the SFD's</u> , the side setback for Lot 71 is 24 feet, 8 inches (eastern property line) and 16 feet, 7 inches (western property line), Lot 72 is 18 feet (northern property line) and 83 feet, 7 inches (southern property line) Lot 73 is 14 feet, 3 inches (eastern property line) and 15 feet, 5 inches (western property line) and Lot 74 is 21 feet, 11 inches (western property line) and 23 feet, 7 inches (eastern property line). <u>For the ADU on Lot 72, the setback is 30.07 feet from western property line.</u>
Section 8106-1.1 Rear Setback	RE and OS Lots: 15 feet	Yes. <u>For the SFD's</u> , the rear setback for Lot 71 is 30 feet, 2 inches, Lot 72 is 56 feet, 7 inches Lot 73 is 29 feet, 8 inches and Lots 74 is 68 feet, 7 inches. <u>For the ADU, on Lot 72, the setback is 30.64 feet,</u>
Section 8106-1.1 Maximum Building Height	RE and OS Lots: 25 feet. Height may be increased above 25 feet to a maximum 35 feet, if each side yard is at least 15 feet	Yes. The height of the SFD on Lot 71 is 25 feet, 6 inches; Lot 72 is 30 feet, 4 inches; Lot 73 is 16 feet; and Lots 74 is 17 feet.
<u>Section 8106-1.1 Accessory Structure Maximum Building Height</u>	<u>15 ft, except as noted in Section 8106-7.4. Sec. 8106-7.4 - Accessory Structures Provided that an accessory structure is set back 20 feet from all property lines, it may exceed 15 feet in height, but it shall not exceed the maximum allowed height of the principal structure unless a discretionary permit is issued pursuant to Article 5.</u>	Yes. <u>The ADU on lot 72 will be 35 feet in height.</u>
Section 8108-4.7 Single Family Dwellings and Accessory Dwelling Unit Parking	<u>SFD: RE and OS Lots: 1 to 4 bedrooms, 2 covered or uncovered spaces on lots more than 1 acre in the OS and RE Zone Districts</u> RE and OS Lots: 5 bedrooms, 3 spaces, 2 of which are covered <u>Accessory Dwelling Unit Parking: 1 covered/uncovered space (in addition to the spaces required for the primary dwelling unit)</u>	Yes. <u>For the SFD's</u> , Lot 73 is a 3-bedroom dwelling with a 3-car garage. Lot 71 is a 5-bedroom dwelling with a 3-car garage. Lot 72 is a 5-bedroom dwelling with a 4-car garage. <u>The ADU on Lot 72 will include one uncovered parking space onsite.</u> Lot 74 is a 4-bedroom dwelling with a 3-car garage.

Staff Report, Section 3, Table 3 Special Use Standards Consistency Analysis for the Non-Coastal Zoning Ordinance.

Table 3 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8109-4.1.5(a)(1): Discretionary development shall be sited and designed to prevent significant degradation of a scenic view or vista.</p>	<p>Yes. The proposed projects will be partially visible from Lake Sherwood, a designated scenic resource. All of the lots within TM 4409 contain designated building envelopes located within graded pads that were located and designed to meet this requirement. No further grading is required to prepare the sites for the proposed single-family dwellings and each dwelling is located on the pre-existing graded pad. The proposed SFDs and the ADU comply with the development standards of NCZO Section 8106-1.1 (as shown in Table 2) and 8109-4.1.5.4(1). Exterior materials consist of manufactured stone with wood siding for accents and stucco with concrete finish. Selected colors of dark earth-tones will help blend structures into the natural surroundings (Exhibit 6, Condition No. 21). Additionally, any man-made slopes below graded pads will be landscaped to prevent erosion and reduce the visual impacts caused by the grading on the surrounding scenery.</p>

B. Exhibit 4a- Negative Declaration Addendum

Section A.11, Project Description

PL25-0029: A PD Permit for the construction of a 6,333 square foot, two-story SFD and an Accessory Dwelling Unit (ADU) on Lot 72 of Tract 4409-6 located at 744 Morvale Drive in Lake Sherwood. The first story will be 3,531 square feet and the second story will be 2,802 square feet.

The property will feature an attached four-car garage, totaling 1,003 square feet and ADU with covered patio area, totaling 1,403 square feet. Additionally, the dwelling will have 803 square feet of covered exterior spaces and a 700 square foot second story balcony. The private yard surrounding the dwelling will be landscaped in accordance with condition 18 of this PD permit.

In compliance with the development standards outlined in NCZO Section 8109-4.1.5 of the Scenic Resource Overlay Zone, the exterior of the dwelling will be painted using colors and materials that blend in with the natural surroundings. Additionally, the exterior light design incorporates downcast fixtures to minimize light spillage, ensuring that adjacent properties, surrounding hillsides, and the night sky are not illuminated.

The development is designed to minimize its environmental footprint, and it will take place on a pre-graded pad that has been carefully sited to reduce grading and limit the recontouring of hillsides. This approach aligns with the mitigation measures outlined in

the Environmental Impact Report for the Lake Sherwood Area Plan, which were incorporated into the conditions of approval for CUP 4635. The overall design also considers the placement of roads, building pads, drainage improvements, landscaping, and conservation easements.

Notably, all homesites within Tract 4409, including Lot 72, are located within 200 feet of the main access roads which helps protect biological resources, ensure adequate access for fire protection, and minimize visual impacts. By situating the development near existing infrastructure, the project aims to balance growth with environmental stewardship and community needs.

C. Exhibit 6 - General Plan (GP), and Lake Sherwood Hidden Valley Area Plan Analysis

Section 1, Land Use and Community Character, 4th paragraph

Notably, the proposed building coverage for each lot is significantly below the maximum allowable limits. Specifically, the building coverage percentages are: 0.40% for Lot 71, 0.009% for Lot 72, ~~0.095~~ 0.0015%, for Lot 73, and 0.083% for Lot 74.

Section 1, Land Use and Community Character, 5th paragraph

As noted in the Staff Report (Table 2), each single-family dwelling includes either a 3-car or 4-car attached garage which complies with the single-family dwelling NCZO Parking Standards (Section 8108-4.7). The Accessory Dwelling Unit (ADU) on Lot 72 will have one uncovered parking space, which complies with the ADU NCZO Parking Standards (Section 8108-4.7). This design ensures that each site will have adequate on-site parking, thereby reducing the potential for congestion and minimizing the likelihood of neighbor conflicts.

Section 3, Public Facilities, Services, Infrastructure, and Water Resources, 3rd paragraph (Water and Wastewater Services)

The proposed single-family dwellings and the ADU on Lot 72 are also subject to the standards of the California Plumbing Code and California Building Code, which include requirements for water conservation, low-flow plumbing fixtures, and efficient appliances. Additionally, project landscaping exceeding 500 square feet will be required to comply with MWELO's water efficiency requirements (Exhibit 6, Condition No. 18).

Section 4, Conservation and Open Space, 7th paragraph

The proposed single-family dwellings and the ADU on Lot 72 are located more than 4,500 feet northeast of the Lake Sherwood inlet. The development of the proposed residences on the existing graded pads on Lots 71 through 74 do not create the potential for impacts on significant wetland habitats.

Section 11, Noise, 1st paragraph

Development on the project sites are located approximately 1.14 miles south of Potrero Road, the nearest transportation noise source. Because of this distance, the single-family dwellings and the ADU on Lot 72 are outside of the 60 dB(A) Community Noise Equivalent Level (CNEL). There are no airports, railroads, or stationary noise sources within 5 miles of the project sites.

C. Exhibit 6 – Conditions of Approval

Condition No. 1, Project Description

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