



# CITY COUNCIL HEARING

June 2, 2025

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BLANKENSHIP PROJECT  
ANNEXATION NO. 2024-05  
TENTATIVE SUBDIVISION MAP NO. 5602





# PROJECT DESCRIPTION



## **Blankenship Subdivision - a request by SJVH**

### **Annexation No. 2024-05**

Annex two parcels into the City limits. Upon annexation, ~55.49 acres will be zoned R-1-5 and ~7.04 acres will be zoned C-MU.

- Recommended for approval by the Planning Commission on April 28, 2025

### **Tentative Subdivision Map No. 5602**

Subdivide two parcels into 203-lot single-family subdivision. Commercial development of the area within project site zoned C-MU will be a remainder.

- Approved at Planning Commission on April 28, 2025





# LOCATION DESCRIPTION

Site is located at the southeast corner of E Caldwell Ave & S Santa Fe St

Currently undeveloped, existing vacant single-family dwelling onsite



# Within the Tier II Urban Development Boundary

 Tier II  
 R-1-5 (Single-Family Residential, 5,000 sq.ft.)  
 C-MU (Mixed Use Commercial)

 R-1-5 (Single-Family Residential, 5,000 sq.ft.)

☐ C-MU (Mixed Use Commercial)



# TSM NO. 5602

Remainder

Development of a 203-lot single-family residential subdivision, in two phases:

- Phase 1 - 123 lots
- Phase 2 - 80 lots

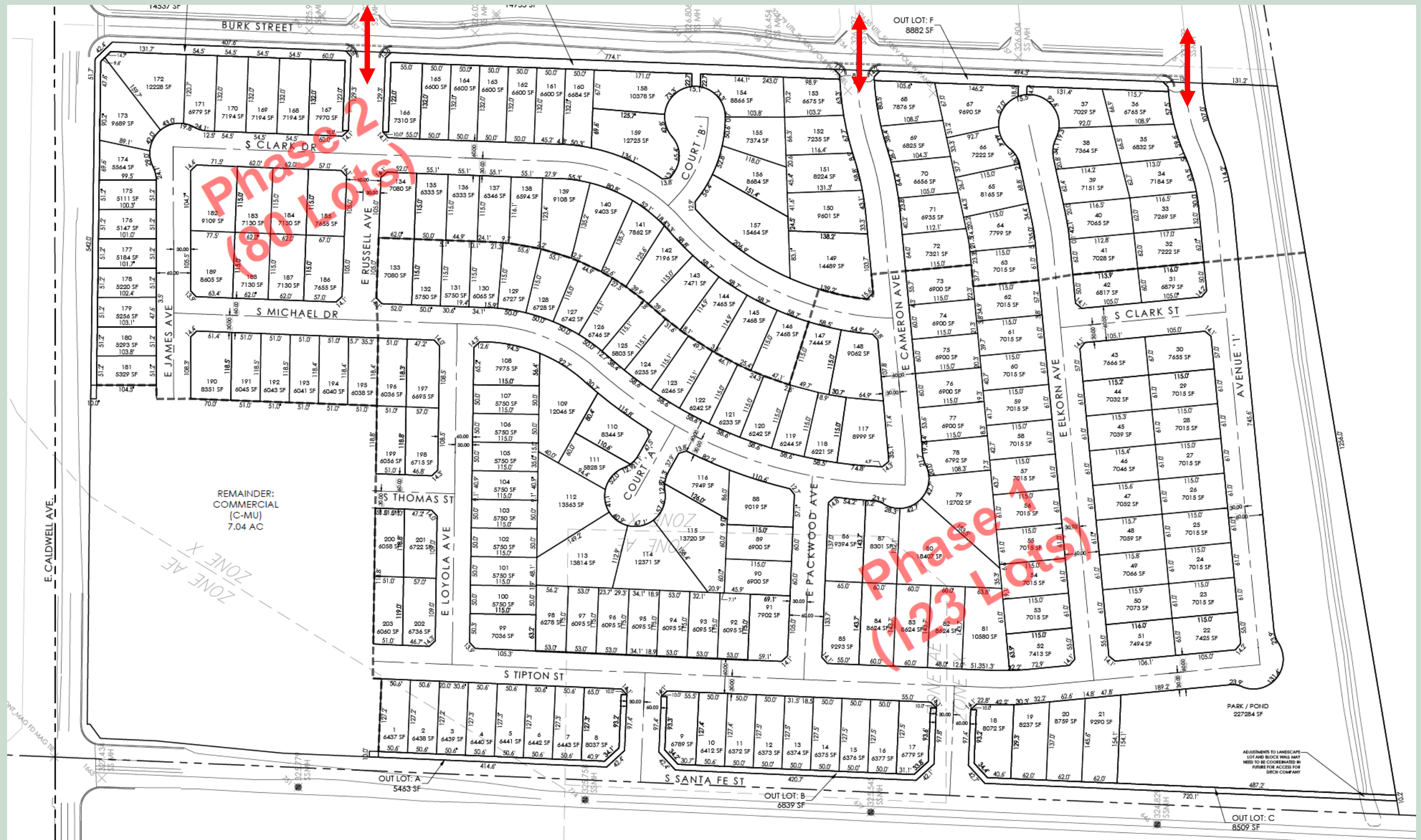
Each lot will conform to the development standards for the R-1-5, which requires the following minimum lot area and setbacks:

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft to habitable space. 22-ft to garage	5-ft	10-ft	25-ft

Developed at a density of 3.65 dwelling units per acre

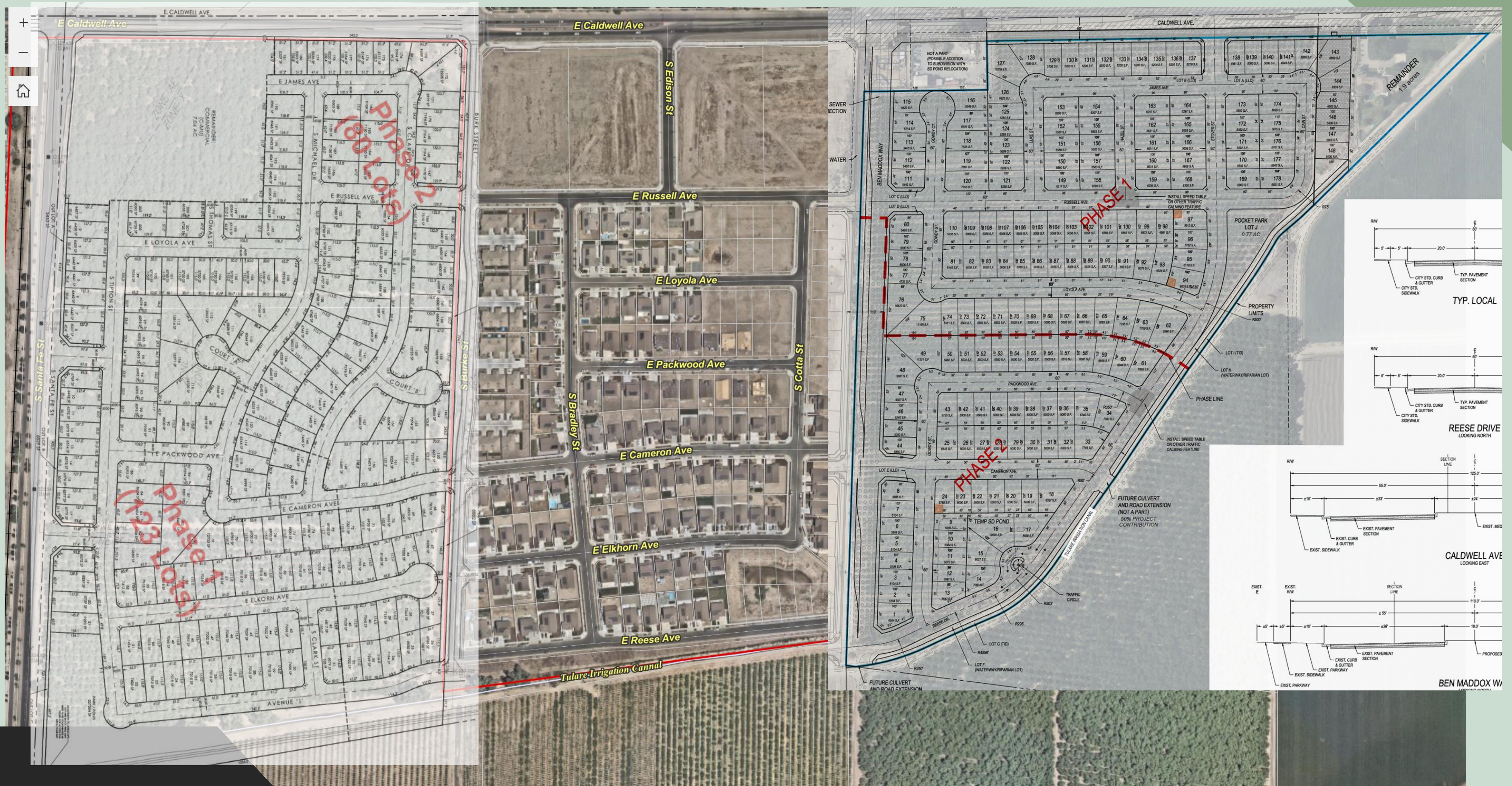


# SITE IMPROVEMENTS





# SURROUNDING SUBDIVISIONS





# PROJECT EVALUATION

## General Plan Consistency

**Project meets the overall intent of the General Plan and its policies.**

- **LU-P-19: Compact & concentric growth pattern**
- **LU-P-21: Allow annexation & development of residential...to occur with the Tier II UDB**

## Housing Accountability Act

**Project consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and single-family residential development standards.**

**Project meets density standards for Low-Density Residential land use designation.**



# PROJECT EVALUATION

## **Subdivision Map Act Findings**

**Staff reviewed the seven findings for a cause of denial and finds that all findings can be made for approving the project.**

## **Environmental Review - Initial Study & Mitigated Negative Declaration No. 2024-63**

**An Initial Study and Mitigated Negative Declaration were prepared for the proposed project.**

- Four (4) mitigation measures to address significant impacts pertaining to Biological Resources to reduce impacts to Nuttall's Woodpecker.**

**Comment Letter provided by the Department of Toxic Substances Control (DTSC) regarding proposed project. Staff included Condition #7 to address the comments.**



# RECOMMENDATION

## **Recommendation**

The Planning Commission and staff recommend that the City Council initiate annexation proceedings for the subject site by taking the following actions:

1. Adopt Initial Study/Mitigated Negative Declaration No. 2024-063
2. Initiate proceedings on Annexation No. 2024-05 with Tulare County LAFCO
3. Authorize the detachment of property from County Service Area No.1 in accordance with State and County requirements

## **Basis for Findings**

- The project meets the overall intent of the General Plan and its policies
- The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, single-family residential development standards
- Environmental impacts are determined to be not significant with mitigation





# QUESTIONS