

Justification Letter

Sequoia – Dorrell Unicorn LLC requests a zone change from Residence Estates (R-E) to Single Family Residential (R-1) for 1.05 acres on the SWC of Dorrell Lane and Unicorn Street also known as APN 125-24-601-003. The Single Family Residential zoning would allow for the property to be subdivided into 4 lots with dimensions of 75'x142' or 10,650 SF. Sequoia – Dorrell Unicorn LLC believes this zone change conforms to the General Plan as this property has a medium-low land use which allows for a maximum density of 8.49 du/ac where 3.80 du/ac is proposed. Furthermore, the proposed zoning would match the existing development across the street and allow for a harmonious design on Unicorn Street.

Property Owner:

Tyler Whitney
Sequoia – Dorrell Unicorn LLC

01/24/2023
Date

23-0061
02/06/2023