



Hedrick Avenue Subdivision

P16-0454 (TM), P17-0266 (VR), and
P17-267 (Modification)

Community & Economic
Development Department

Planning Commission
Agenda Item: 2
January 25, 2018

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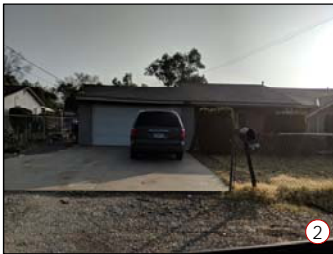
AERIAL PHOTO



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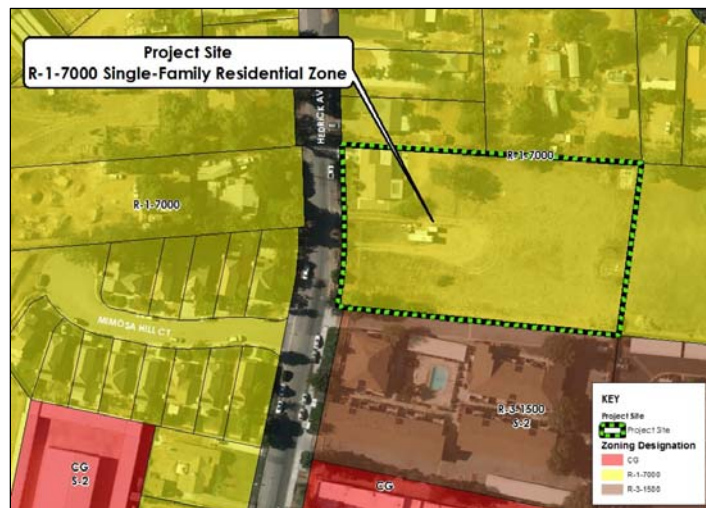
Site Photos



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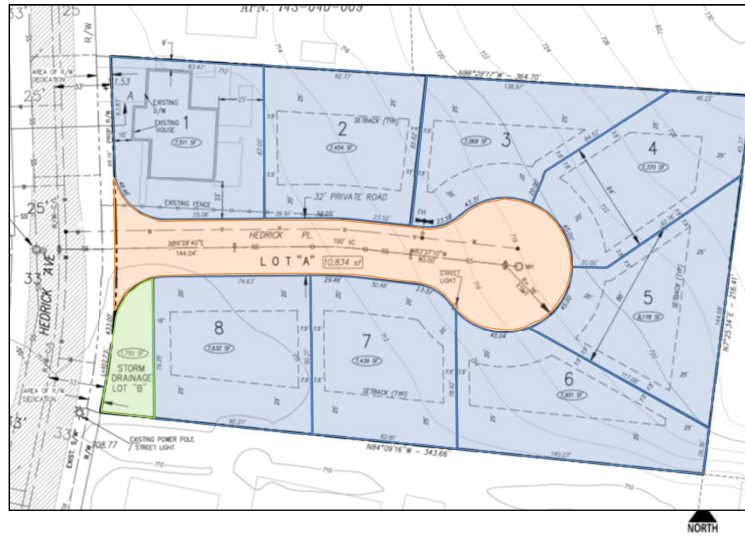
ZONING MAP



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TRACT MAP



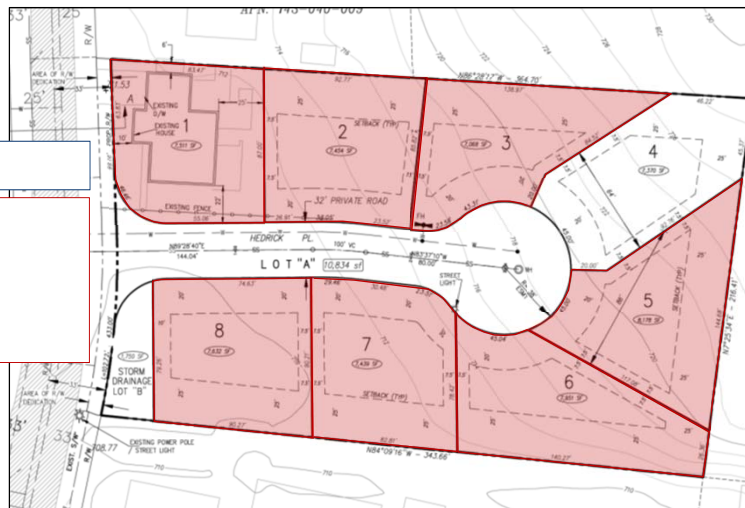
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VARIANCES AND MODIFICATIONS

Required:
100-foot lot depth

Proposed:
Lot 1 – 85 feet
Lot 2 – 85 feet
Lot 3 – 80 feet
Lot 5 – 85 feet
Lot 6 – 90 feet
Lot 7 – 91 feet
Lot 8 – 85 feet



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RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND** that the **City Council DETERMINE** the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects); and
2. **RECOMMEND APPROVAL** of Planning Cases P16-0454 (Tract Map No. 37394), P17-0266 (Variances), P17-0267 (Modifications) based on the findings outlined in the staff report and subject to the recommended conditions.



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GENERAL PLAN MAP



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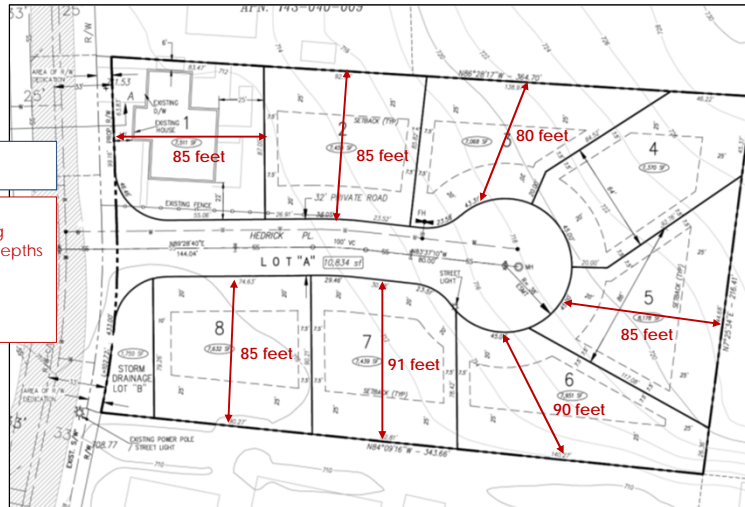
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VARIANCES AND MODIFICATIONS

Required:
100-foot lot depth

Proposed:
Variances to the Zoning
Code for reduced lot depths

Modifications to the
Subdivision Code for
reduced lot depths



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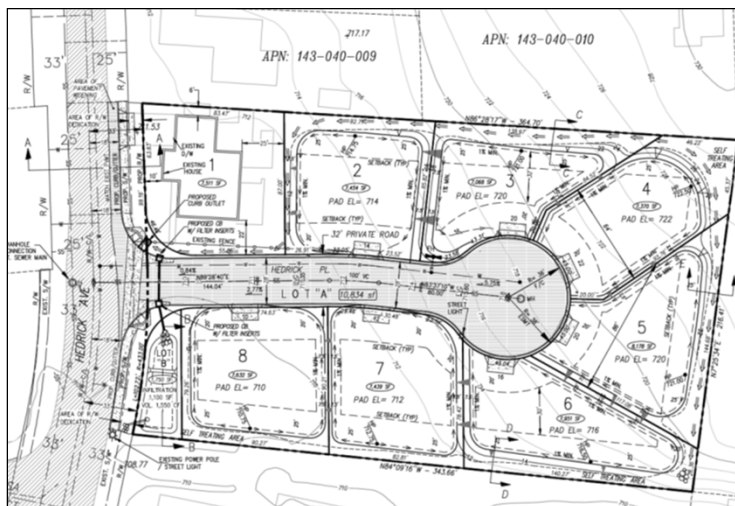
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GRADING PLAN (for reference)



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