



4350 La Sierra Avenue PRD

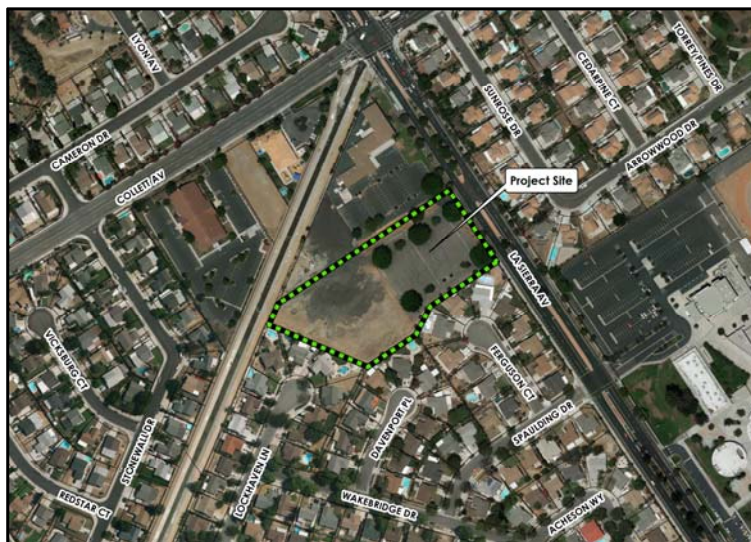
P19-0410 (Planned Residential Development), P19-0411 (Tentative Tract Map), P19-0412 (Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
November 14, 2019

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LOCATION MAP



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GENERAL PLAN MAP



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ZONING MAP



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EXISTING SITE PHOTOS



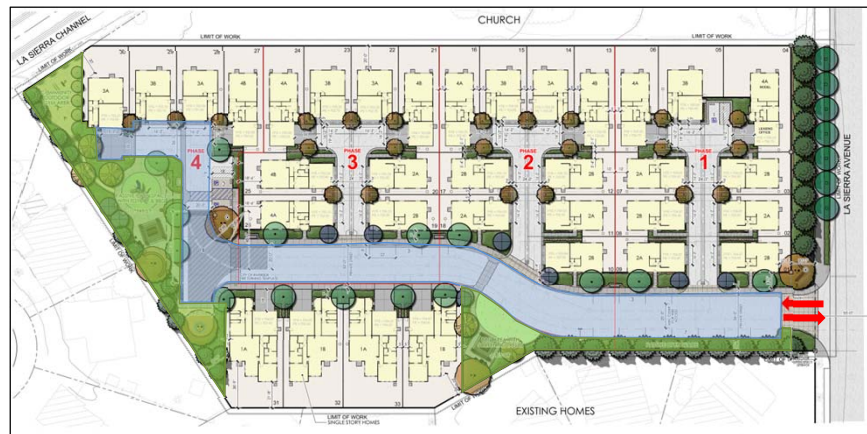
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SITE PLAN

Private Street

Open Space
Amenity



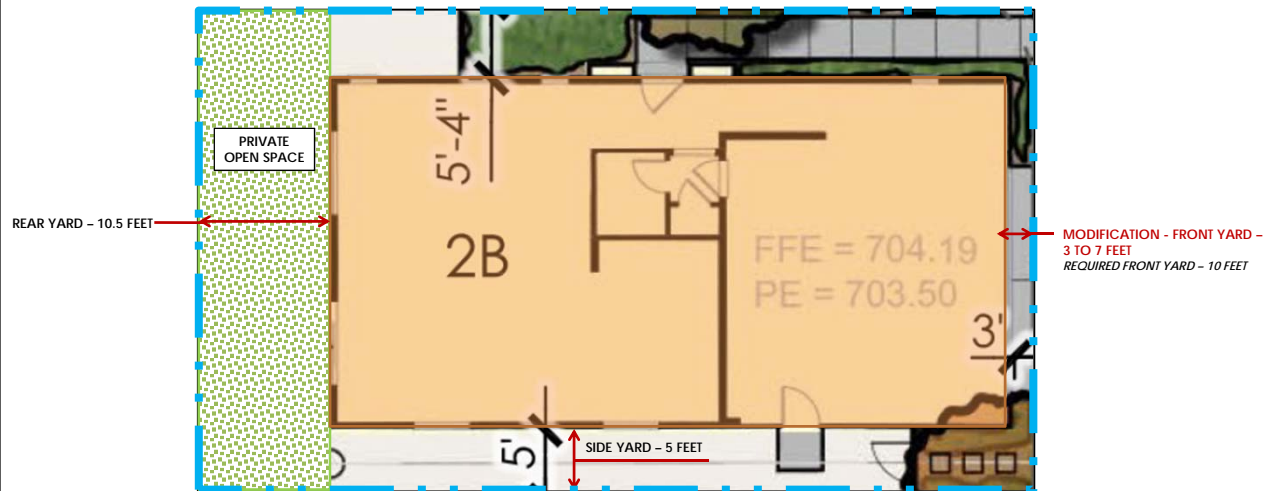
LA SIERRA AVENUE



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TYPICAL LOT LAYOUT



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BUILDING ELEVATIONS



SPANISH

BUNGALOW



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

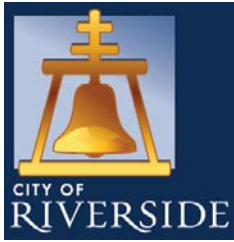
That the Planning Commission:

- **DETERMINE** this project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Cases P19-0410 (Planned Residential Development Permit), P19-0411 (Tentative Tract Map No. 37754), and P19-0412 (Design Review), based on the findings and subject to the recommended conditions included in the staff report.



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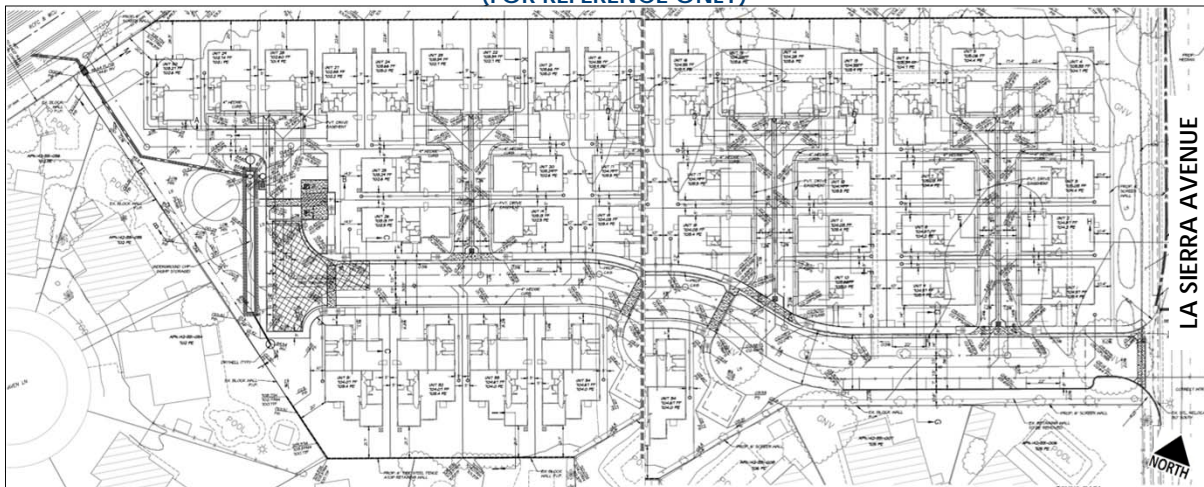
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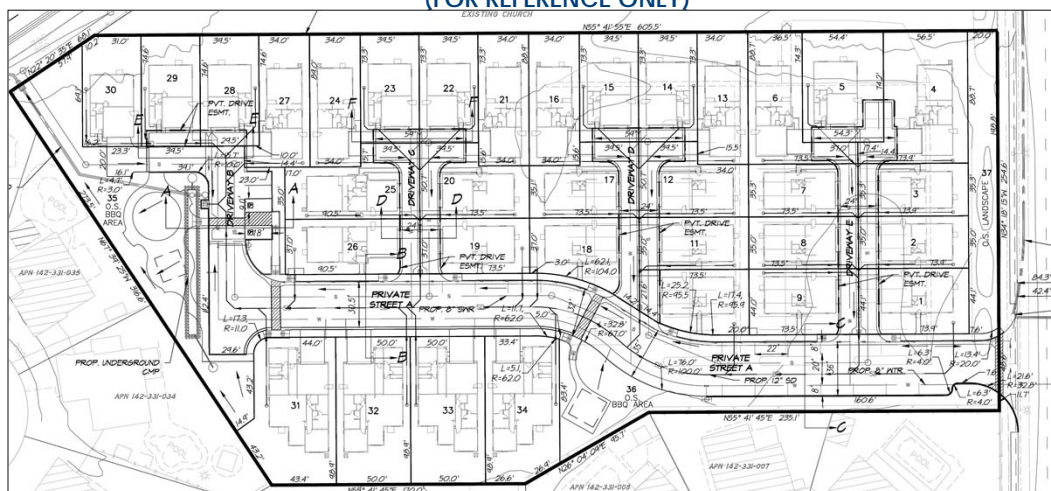
GRADING PLAN (FOR REFERENCE ONLY)



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TENTATIVE TRACT MAP



LA SIERRA AVENUE



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