

Tract Map No. 37177

P216-0774 (Tentative Tract Map), P19-0575 (Variance),
P19-0576 (Variance), P19-0577 (Grading Exception), and
P19-0578 (Grading Exception)

Community & Economic Development Department

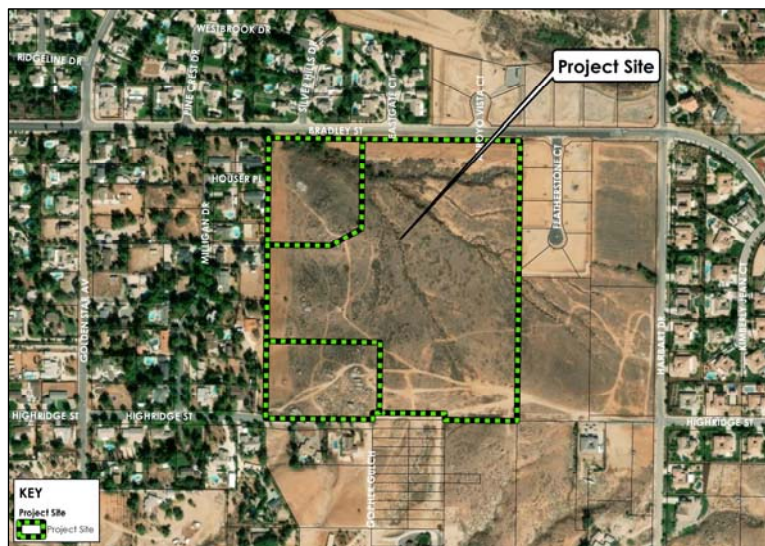
Planning Commission

Agenda Item: 2

June 11, 2020

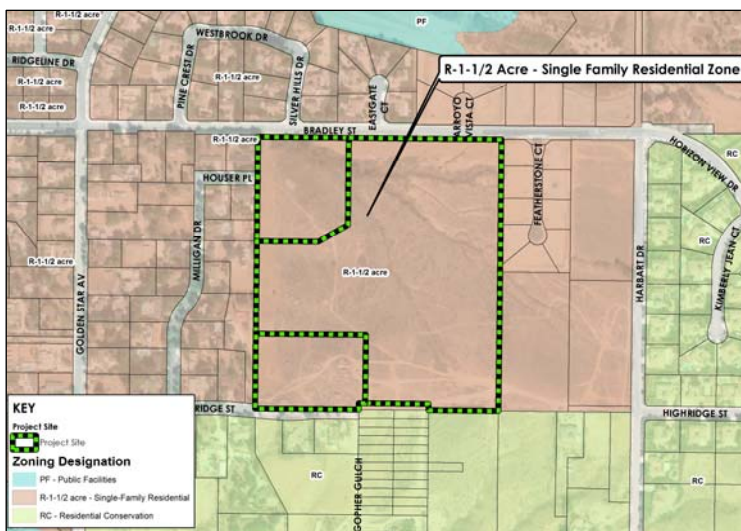
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LOCATION MAP



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ZONING MAP



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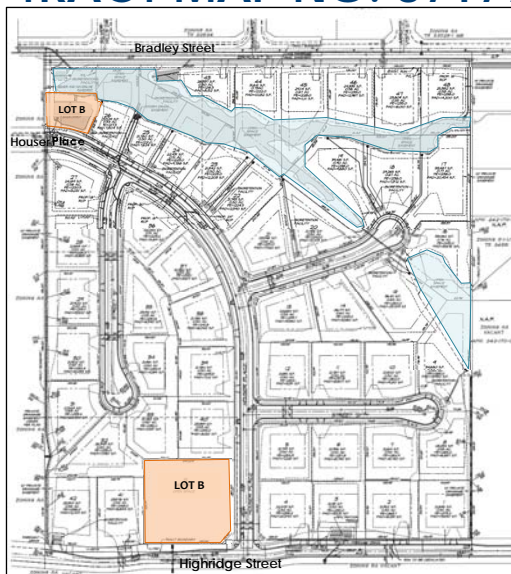
EXISTING SITE PHOTOS



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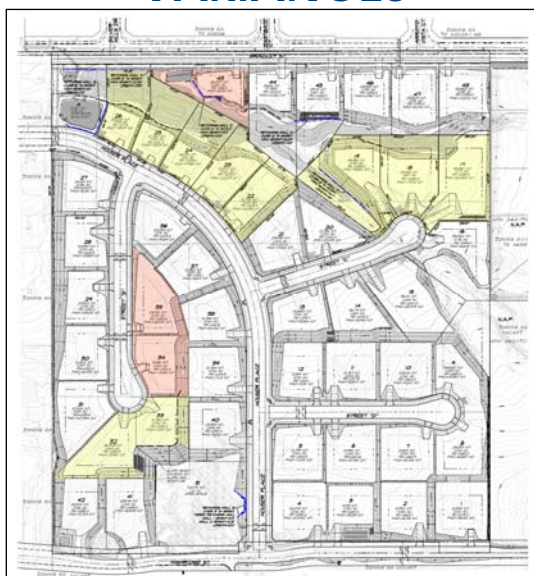
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VARIANCES

Required:
150-foot lot depth

Proposed:
Lot 34 – 141 feet
Lot 35 – 100 feet
Lot 43 – 86 feet



Required:
125-foot lot width

Proposed:
Lot 17 – 50 feet
Lot 18 – 95 feet
Lot 19 – 91 feet
Lot 22 – 101 feet
Lot 23 – 103 feet
Lot 24 – 101 feet
Lot 25 – 90 feet
Lot 26 – 99 feet
Lot 32 – 80 feet
Lot 33 – 120 feet



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GRADING EXCEPTIONS



Required:
20-foot maximum
slope height

Proposed:
28-foot high slope

Required:
6-foot maximum height for
retaining walls not visible from
public view

Proposed:
6.7-feet to 12-feet high
retaining walls not visible from
public view

Required:
3-foot maximum height for
retaining walls visible from
public view

Proposed:
16.03-foot high retaining wall
visible from public view



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RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6; and
2. **APPROVE** Planning Cases P16-0774 (Tentative Tract Map), P19-0575 (Variance), P19-0576 (Variance), P19-0577 (Grading Exception), and P19-0578 (Grading Exception), based on the findings outlined in the staff report and subject to the recommended conditions.

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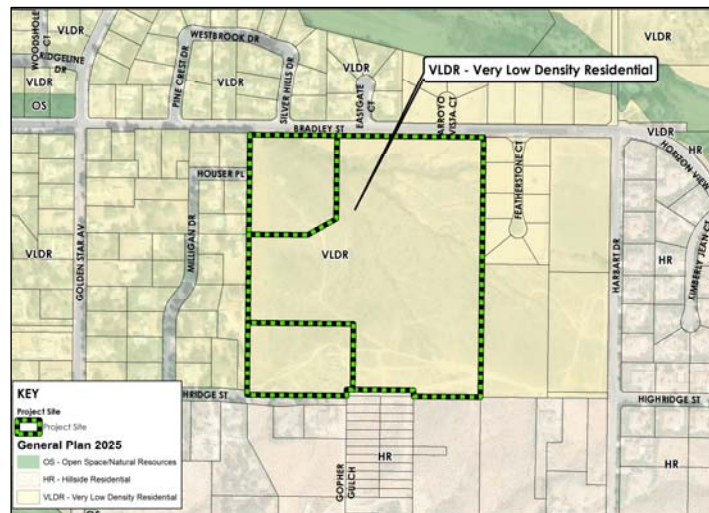
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REFERENCE ONLY



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CONCEPTUAL GRADING PLAN

REFERENCE ONLY



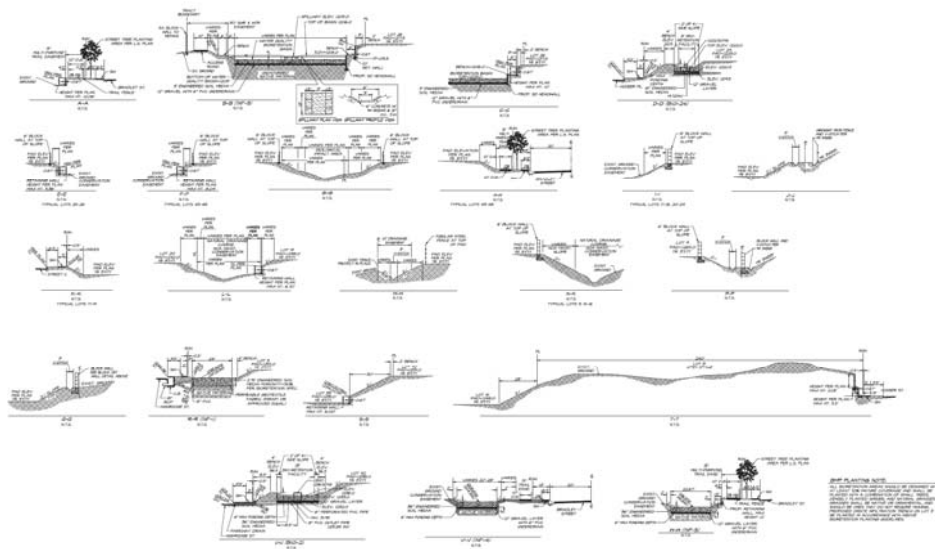
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CROSS SECTION DETAILS

REFERENCE ONLY



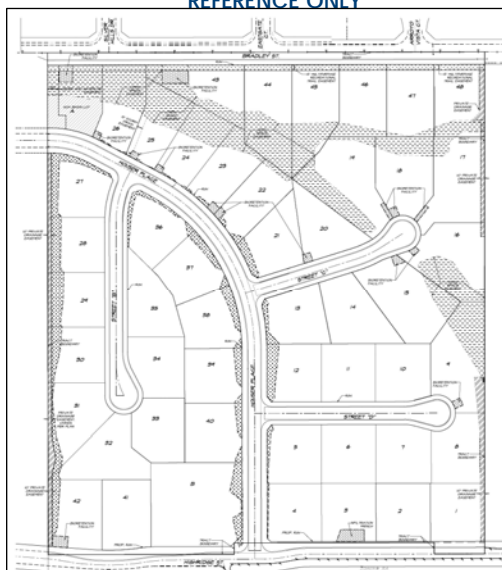
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MAINTENANCE AND COSERVATION EXHIBIT

REFERENCE ONLY



LEGEND

-  HOA MAINTAINED BMP FACILITY
LOT A TO BE MAINTAINED BY THE HOA
-  THIRD PARTY MAINTAINED CONSERVATION EASEMENT
-  HOA MAINTAINED SLOPE AND DRAINAGE EASEMENT
-  HOA MAINTAINED TRAIL EASEMENT
-  HOA MAINTAINED BMP AREAS
-  PRIVATE DRAINAGE EASEMENT



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