

LA SIERRA AND ALHAMBRA PRD

PR-2024-001711 (TENTATIVE TRACT MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, DESIGN REVIEW)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
July 16, 2026

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LOCATION MAP



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EXISTING SITE PHOTOS



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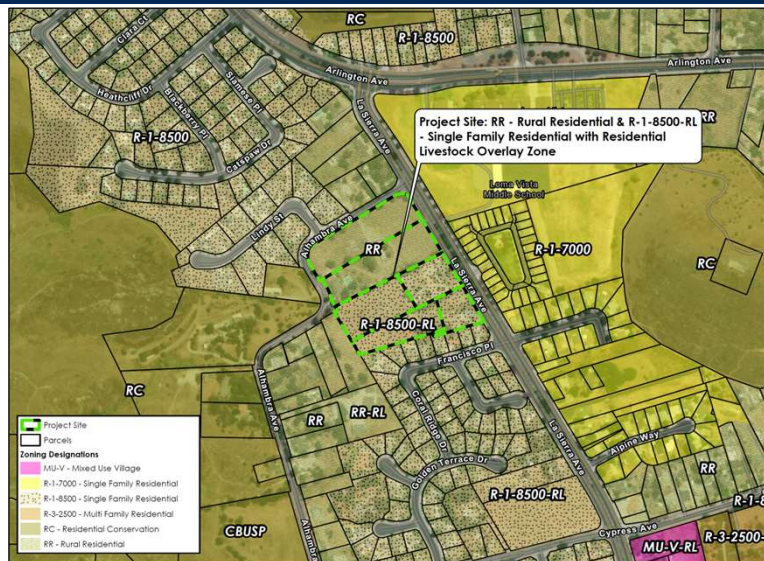
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ZONING MAP

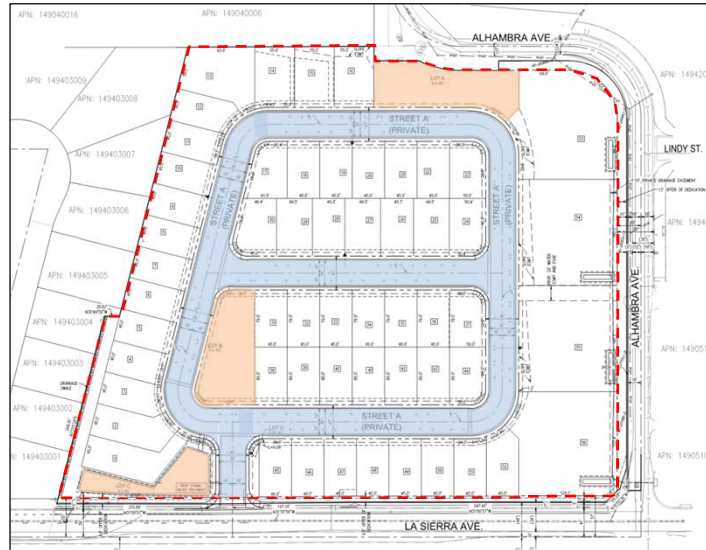


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TENTATIVE TRACT MAP NO. 39008



- LOT LINE
- PRIVATE STREETS
- OPEN SPACE LOTS

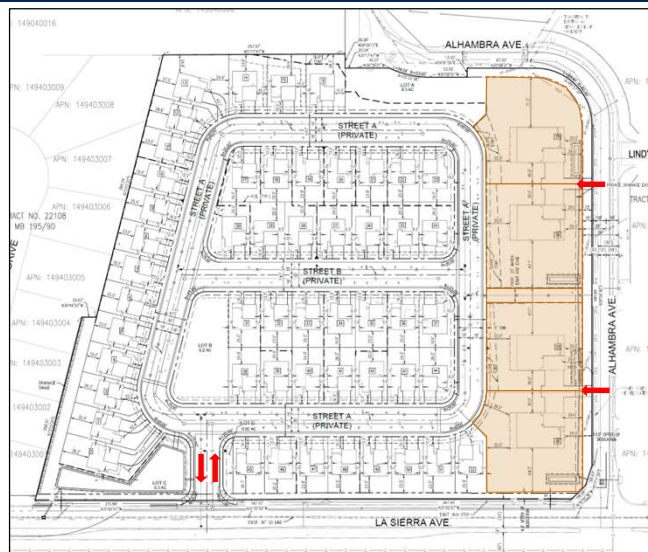
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SITE PLAN

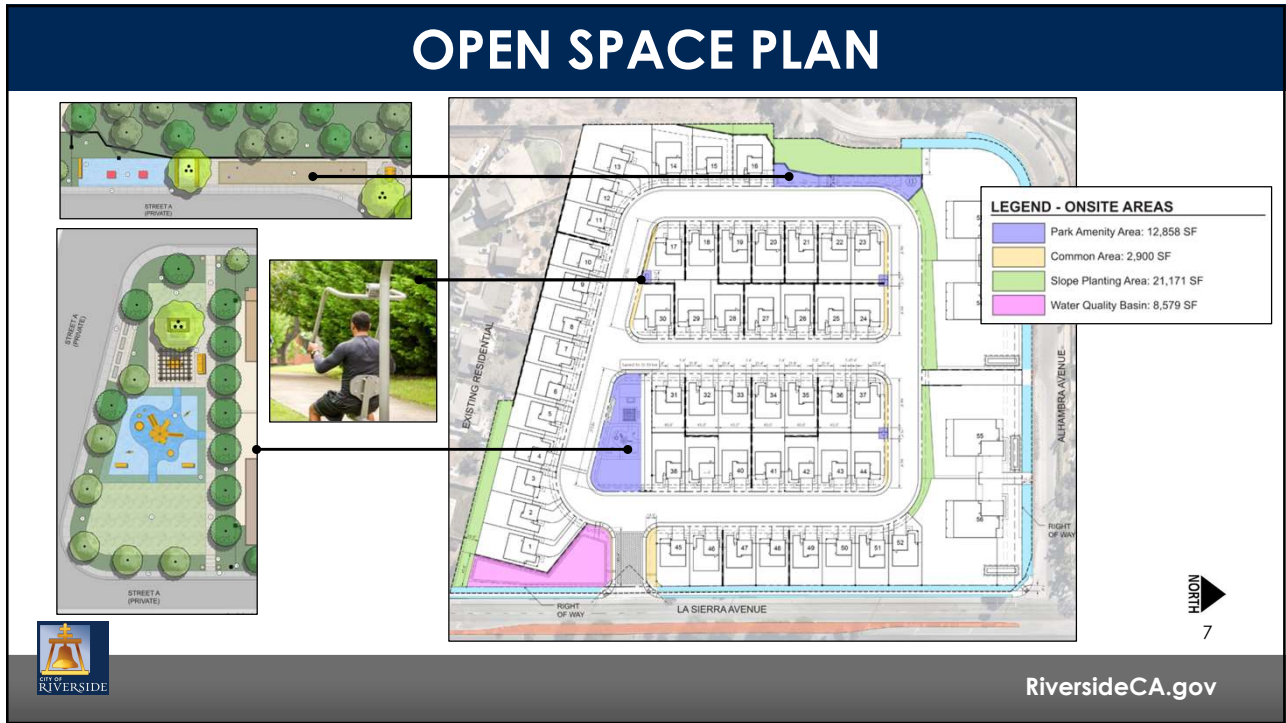


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BUILDING ELEVATIONS – SEMI RURAL



Santa Barbara



Coastal



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BUILDING ELEVATIONS – TYPICAL



Spanish



Santa Barbara



Coastal



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STATE DENSITY BONUS LAW AND WAIVERS

- **State Density Bonus Law Mandate:** Designed to encourage affordable housing development
- **Qualifying Project:** The proposed project is eligible for waivers for providing 6% of total units reserved for very low-income households
- **Waiver:** A waiver is a reduction or modification of any development standard that would physically preclude the construction of the project at the permitted density under the General Plan Land Use Designation

Development Standard	Required	Proposed
Perimeter Setback along La Sierra Avenue	25 feet minimum	20 feet minimum
Six-Foot-High Wall within Project Perimeter Setback	25 feet with no walls or fences allowed to encroach within setback	6-foot-high wall within project perimeter setback
Common Open Space	500 square feet per residential unit	90 feet minimum


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RECOMMENDATIONS

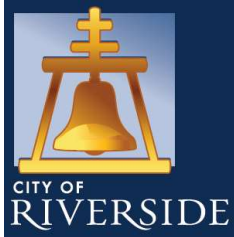
That the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from additional environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) as the project is consistent with the 2025 General Plan Programmatic Environmental Impact Report adopted November 2007 (State Clearinghouse Number: 2004021108) and its addendums;
2. **DETERMINE** that the proposed Tentative Tract Map is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the Tentative Tract Map will have no significant effect on the environment; and
3. **APPROVE** Planning Case PR-2024-001711 (Tentative Tract Map, Planned Residential Development, Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.


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LA SIERRA AND ALHAMBRA PRD

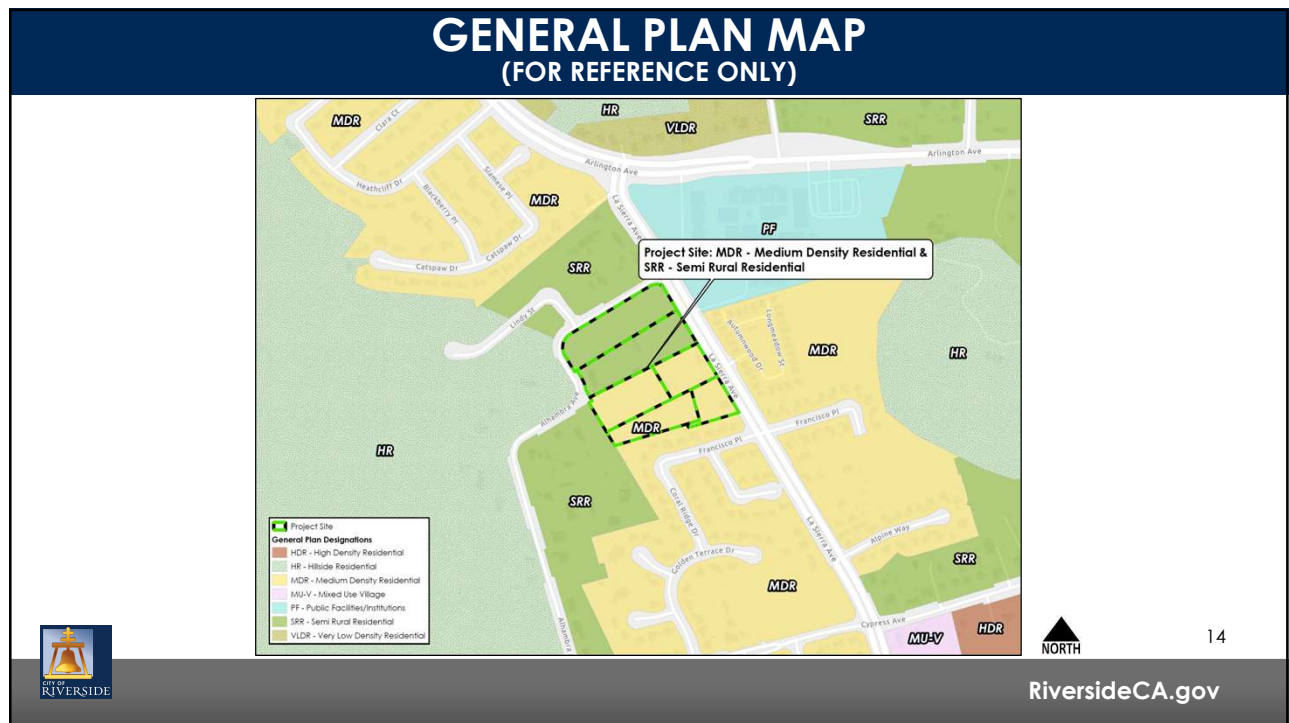
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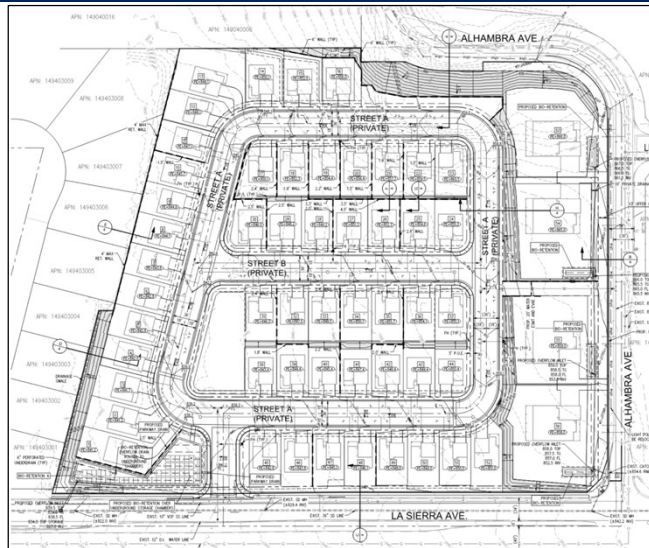


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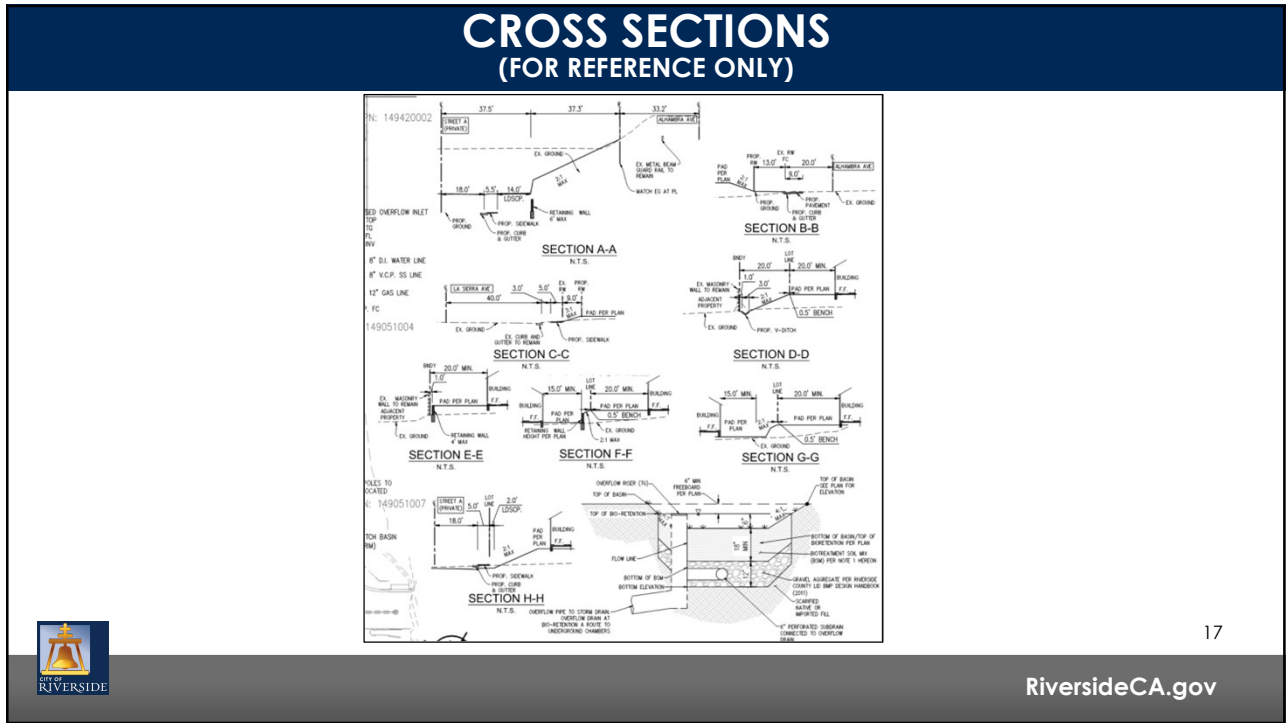
GRADING PLAN (FOR REFERENCE ONLY)



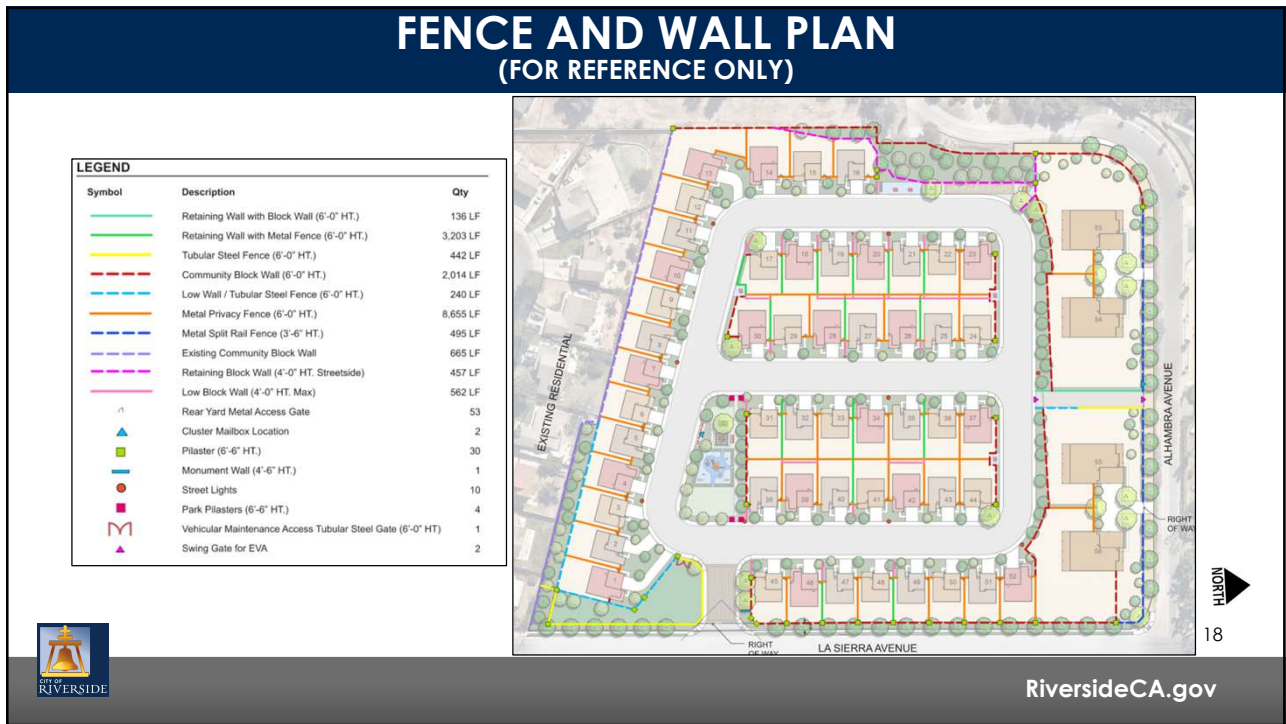
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FLOOR PLANS (FOR REFERENCE ONLY)

PLAN 3524
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	947 SQ. FT.
SECOND FLOOR AREA	1,078 SQ. FT.
TOTAL DWELLING	2,025 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH	22 SQ. FT.

SECOND FLOOR PLAN

FIRST FLOOR PLAN

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FLOOR PLANS (FOR REFERENCE ONLY)

PLAN 3526
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	974 SQ. FT.
SECOND FLOOR AREA	1,194 SQ. FT.
TOTAL DWELLING	2,168 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	35 SQ. FT.

SECOND FLOOR PLAN

FIRST FLOOR PLAN

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FLOOR PLANS (FOR REFERENCE ONLY)

**PLAN 3528
AREA TABULATION**

CONDITIONED SPACE	
FIRST FLOOR AREA	1,019 SQ. FT.
SECOND FLOOR AREA	1,400 SQ. FT.
TOTAL DWELLING	2,419 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	429 SQ. FT.
PORCH	107 SQ. FT.

SECOND FLOOR PLAN **FIRST FLOOR PLAN**

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FLOOR PLANS (FOR REFERENCE ONLY)

**PLAN 5016
AREA TABULATION**

CONDITIONED SPACE	
FIRST FLOOR AREA	2,533 SQ. FT.
TOTAL DWELLING	2,533 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	642 SQ. FT.
PORCH	225 SQ. FT.
PATIO	500 SQ. FT.

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