

TENTATIVE TRACT MAP NO. 38921

PR-2024-001656 (TENTATIVE TRACT MAP)

Community & Economic Development Department

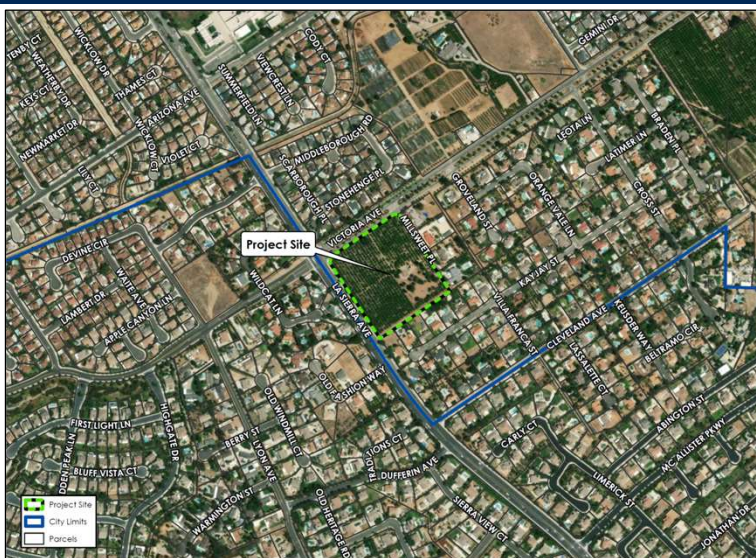
Planning Commission

Agenda Item: 3

November 7, 2024

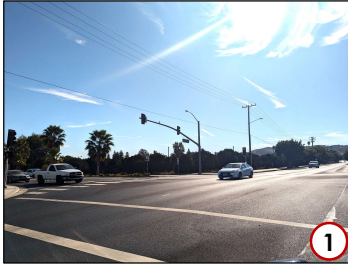
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LOCATION MAP



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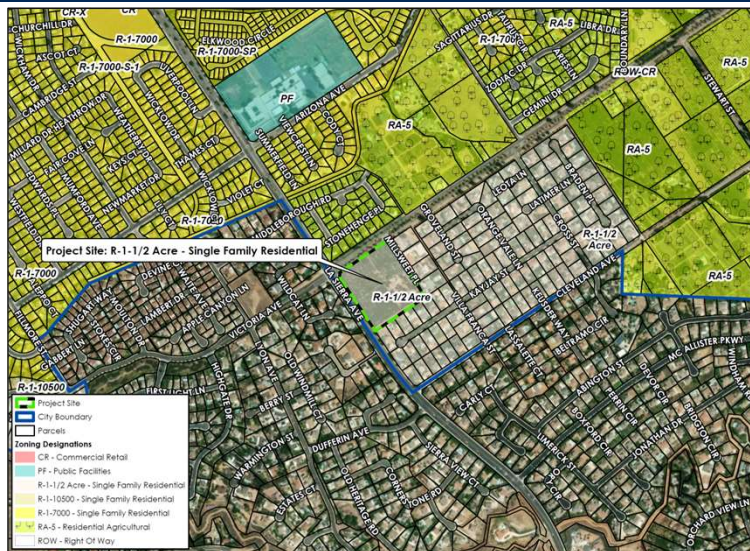
EXISTING SITE PHOTOS



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ZONING MAP



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TENTATIVE TRACT MAP NO. 38921



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STATE DENSITY BONUS LAW

- **State Density Bonus Law Mandate:** Designed to encourage affordable housing development
- **Qualifying Project:** The proposed project qualifies for a 20% density bonus for providing 5% of total units reserved for very low-income households

Base allowance per General Plan	LDR – Low Density Residential = 4.1 du/ac
Total Allowed Units	41 Units (9.91 acres x 4.1 du/ac)
20% Density Bonus	+8 Units
Total Units/Density with Bonus	49 units/4.95 du/ac



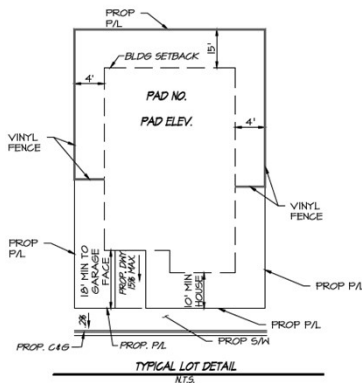
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WAIVERS

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
Maximum Density	2.0 du/ac	4.95 du/ac
Lot Area	21,780 square feet minimum	3,690 square feet minimum
Lot Width	125 feet minimum	41 feet minimum
Lot Depth	150 feet minimum	90 feet minimum
Lot Coverage	30% maximum	55% maximum
Front Yard Setback	30 feet minimum	10 feet to the house/18 feet to garage face minimum
Side Yard Setback	20 feet minimum	4 feet minimum
Rear Yard Setback	35 feet minimum	15 feet minimum



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2—Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads



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RECOMMENDATIONS

That the Planning Commission:

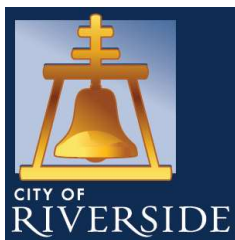
1. **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Case PR-2024-001656 (Tentative Tract Map) 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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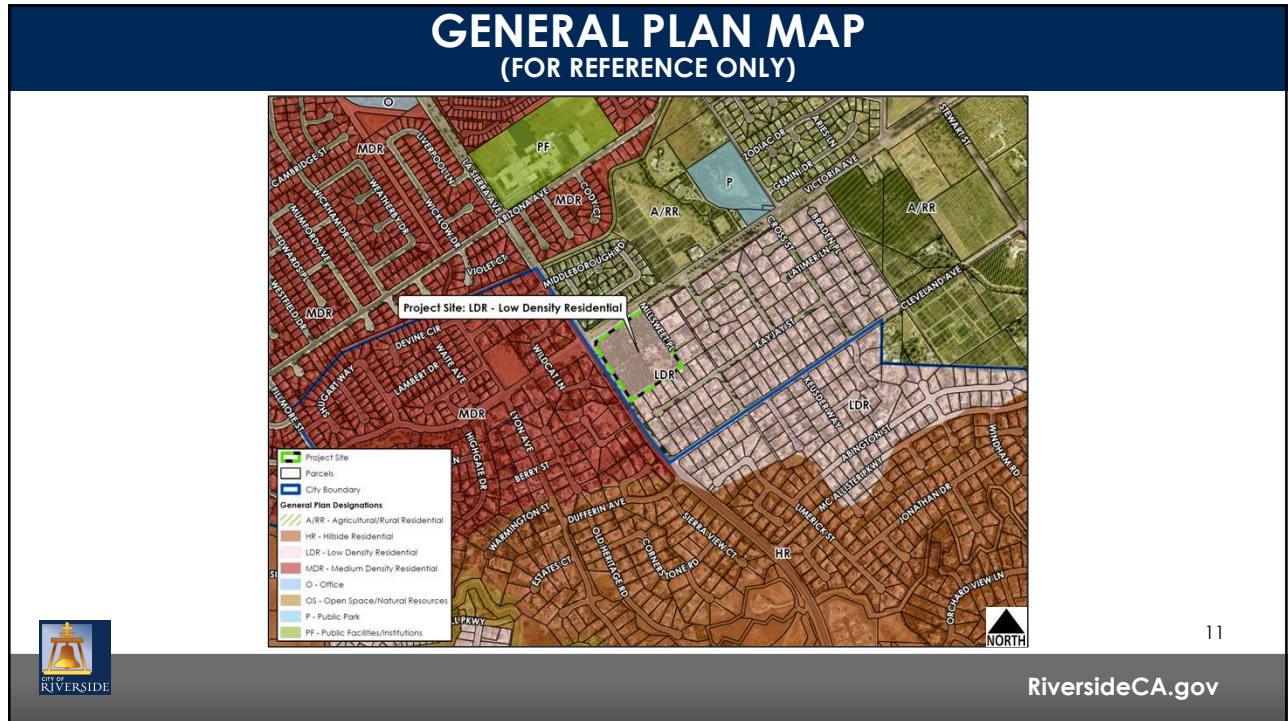
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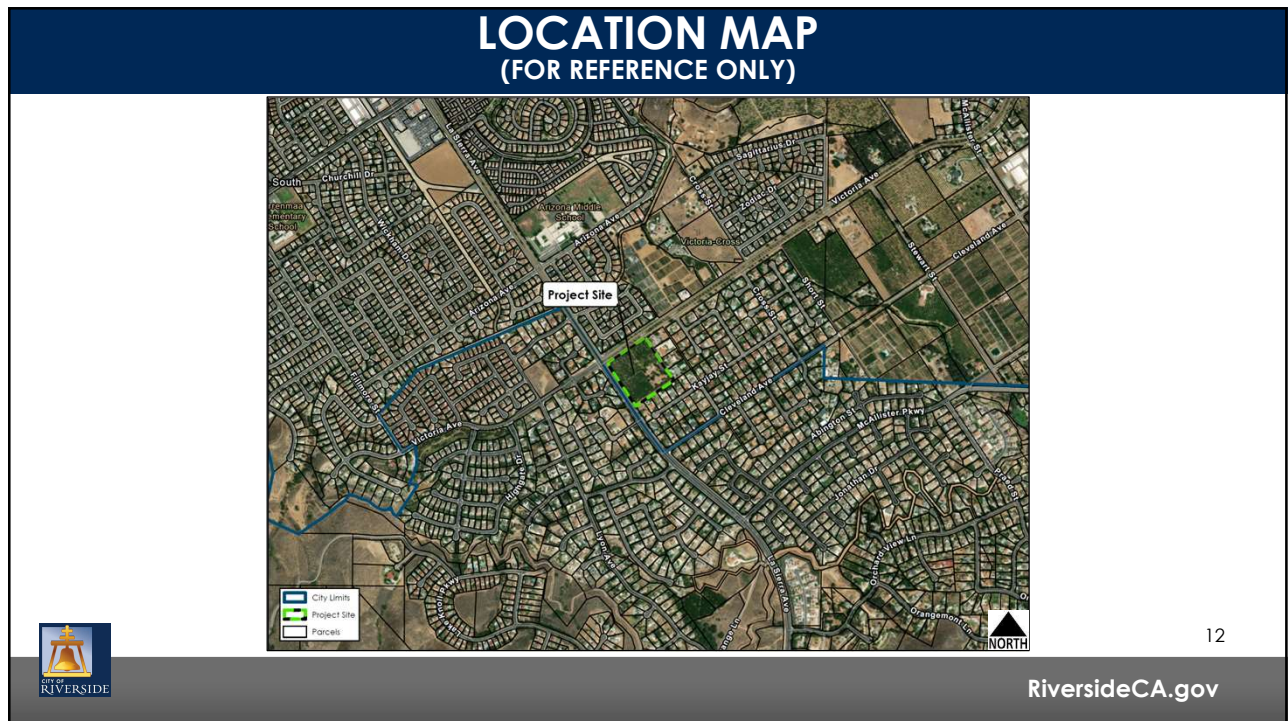
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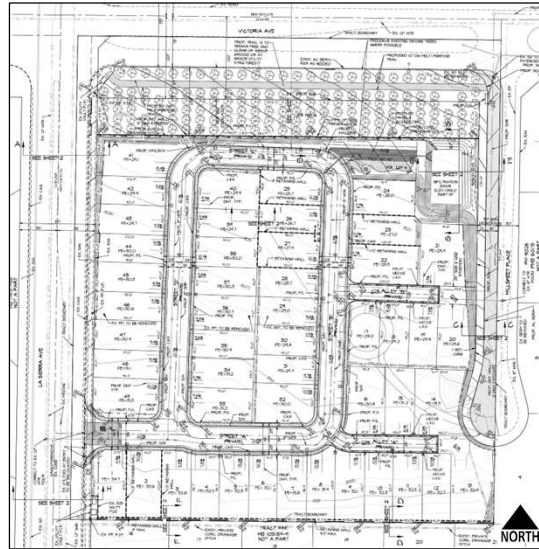


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GRADING PLAN (FOR REFERENCE ONLY)

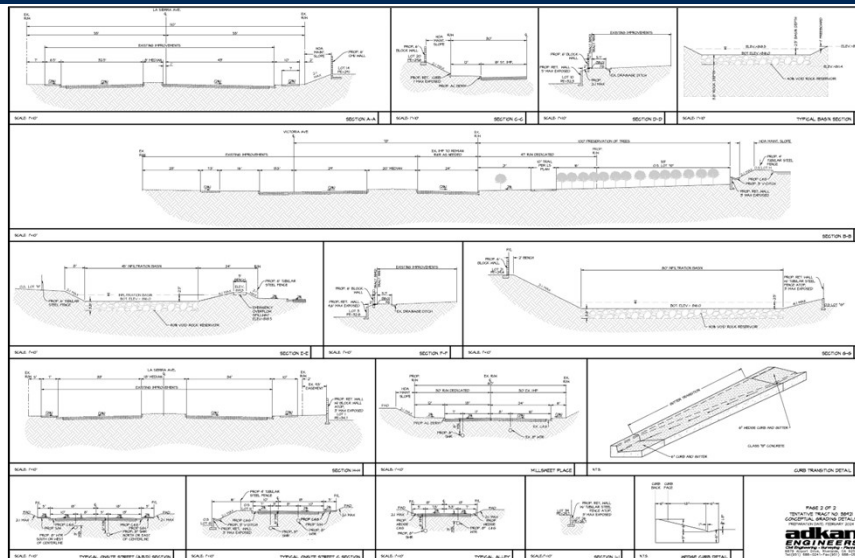


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CROSS SECTIONS (FOR REFERENCE ONLY)













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FENCE AND WALL PLAN (FOR REFERENCE ONLY)

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
	6'-0" HIGH 8X6X18 SINGLE-SIDED SPLIT FACE BLOCK WALL WITH 8X2X16 SPLIT FACE WALL CAP, COLOR TAN
	6'-0" HIGH 8X6X18 DOUBLE-SIDED SPLIT FACE BLOCK WALL WITH 8X2X16 SPLIT FACE WALL CAP, COLOR TAN
	ENTRY SIGNAGE
	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP, COLOR TAN
	RETAINING WALLS PER CIVIL PLAN
	6'-0" TALL TUBULAR STEEL FENCE, PAINTED BLACK
	4'-0" TALL TUBULAR STEEL FENCE, PAINTED BLACK
	6'-0" HIGH TUBE STEEL ACCESS MAINTENANCE GATE, PAINTED BLACK
	6'-0" HIGH VINYL FENCE, COLOR TAN
	6'-0" HIGH, 3'-0" WIDE VINYL GATE, COLOR TAN



CONCEPTUAL LANDSCAPE PLANS (FOR REFERENCE ONLY)



RENDERINGS (FOR REFERENCE ONLY)



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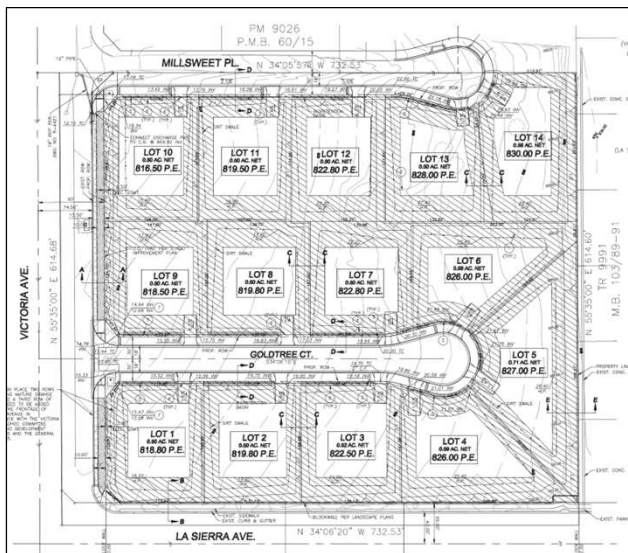


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PREVIOUSLY APPROVED MAP (FOR REFERENCE ONLY)



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