TENTATIVE TRACT MAP NO. 38921

PR-2024-001656 (TENTATIVE TRACT MAP)

Community & Economic Development Department

City Council

April 22, 2025

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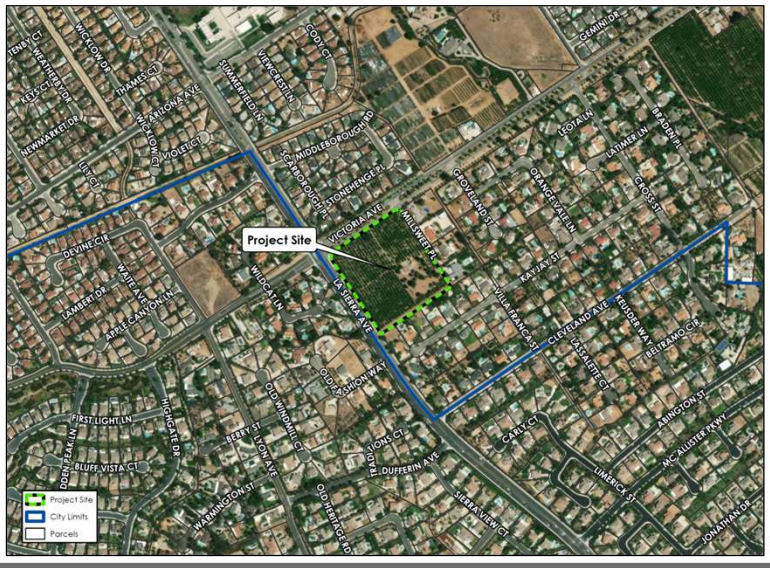
LOCATION MAP



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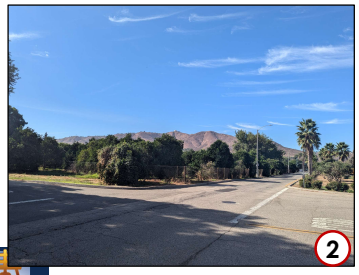
EXISTING SITE PHOTOS



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ZONING MAP

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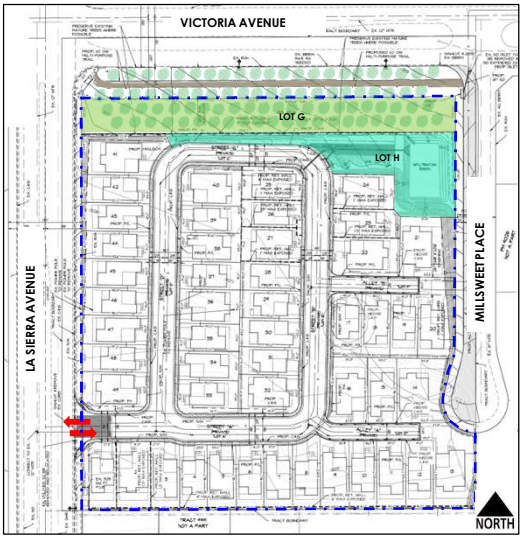
TENTATIVE TRACT MAP NO. 38921



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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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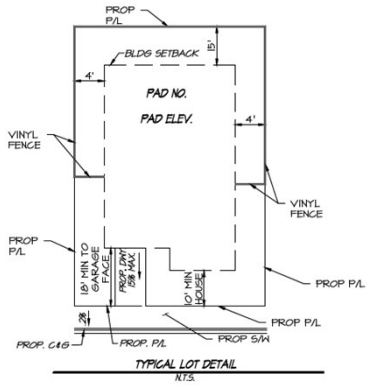
WAIVERS

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

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

PLANNING COMMISSION DETERMINATION

- **November 7, 2024:** Planning Commission Public Hearing
- **Community Concerns:**
  - Traffic,
  - Access,
  - Proposed density,
  - Protection of the greenbelt and farmland,
  - Historic designation of Victoria Avenue, and
  - Neighborhood compatibility
- **November 7, 2024 :** Applicant appealed Planning Commission's determination

CEQA DETERMINATION

Exempt from further CEQA review pursuant to Section 15183 and the following findings:

1. Consistent with the General Plan EIR
2. No project specific effects which are peculiar;
3. No project specific impacts;
4. No cumulative impacts; and
5. No substantial new information.

RECOMMENDATIONS

Staff recommends that the City Council:

1. **UPHOLD** the applicants appeal of the Planning Commission determination;
2. **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 (State Clearinghouse Number: 2004021108) and its addendums; and
3. **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.

TENTATIVE TRACT MAP NO. 38921

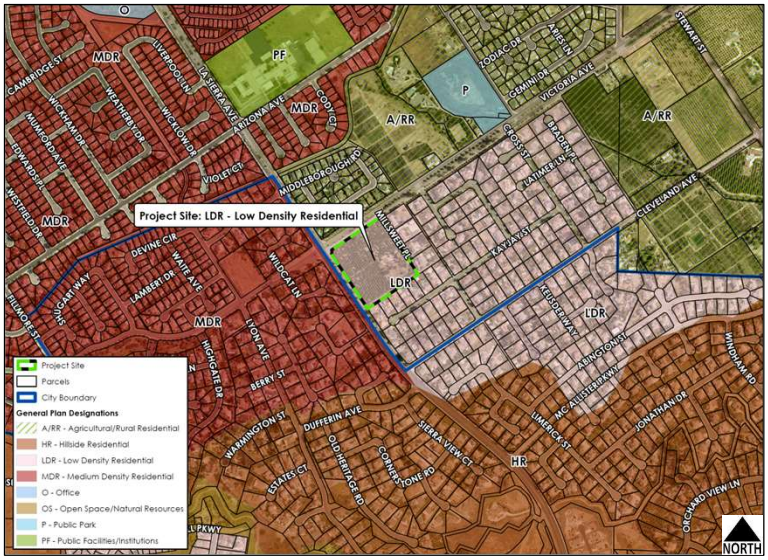
PR-2024-001656 (TENTATIVE TRACT MAP)

Community & Economic Development Department

City Council

April 22, 2025

GENERAL PLAN MAP
(FOR REFERENCE ONLY)



LOCATION MAP
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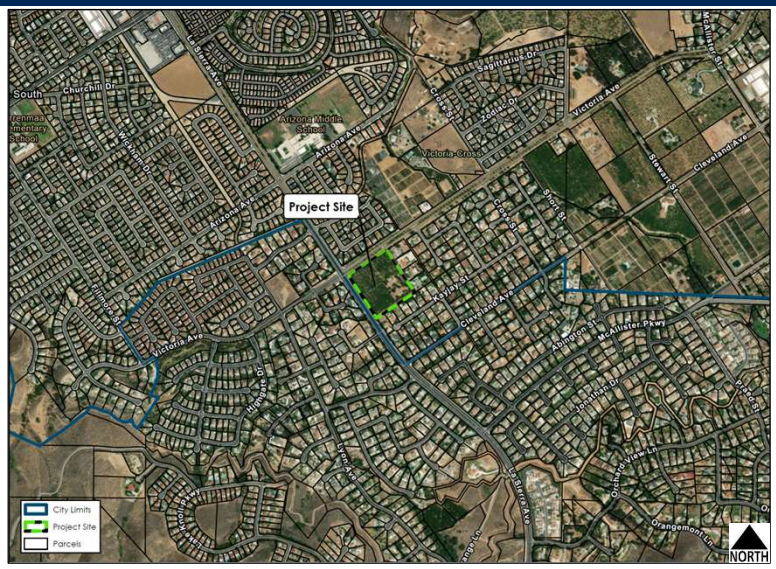
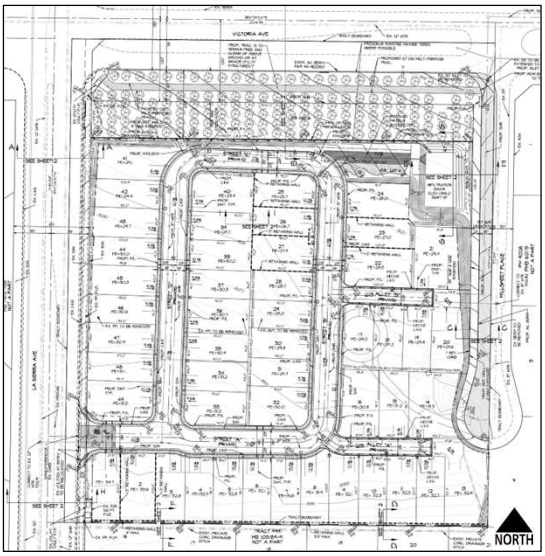


GRADING PLAN
(FOR REFERENCE ONLY)



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CROSS SECTIONS
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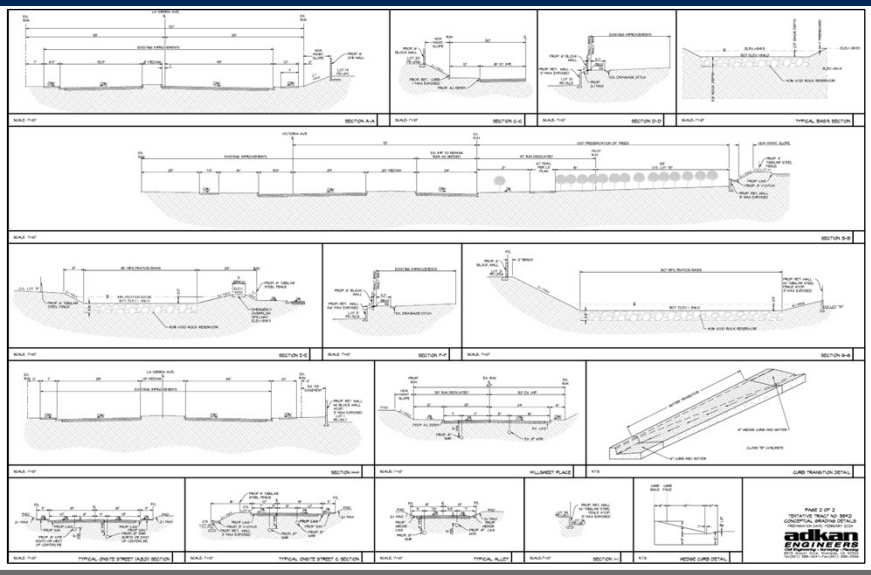

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FENCE AND WALL PLAN
(FOR REFERENCE ONLY)

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

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CONCEPTUAL LANDSCAPE PLANS
(FOR REFERENCE ONLY)

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RENDERINGS
(FOR REFERENCE ONLY)

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RENDERINGS
(FOR REFERENCE ONLY)

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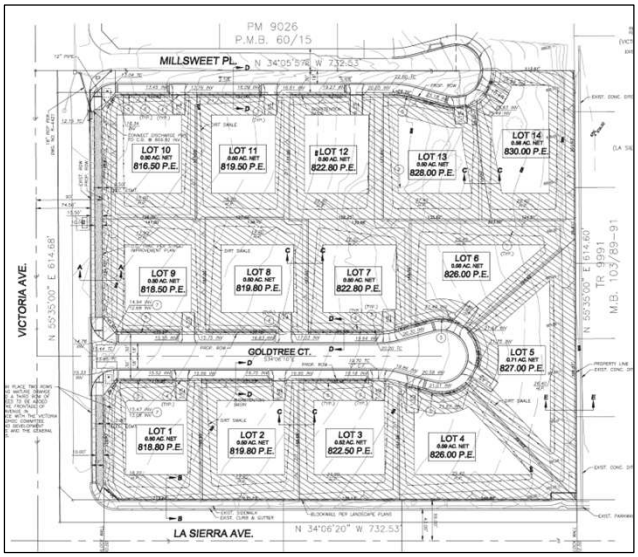
PREVIOUSLY APPROVED MAP
(FOR REFERENCE ONLY)