# 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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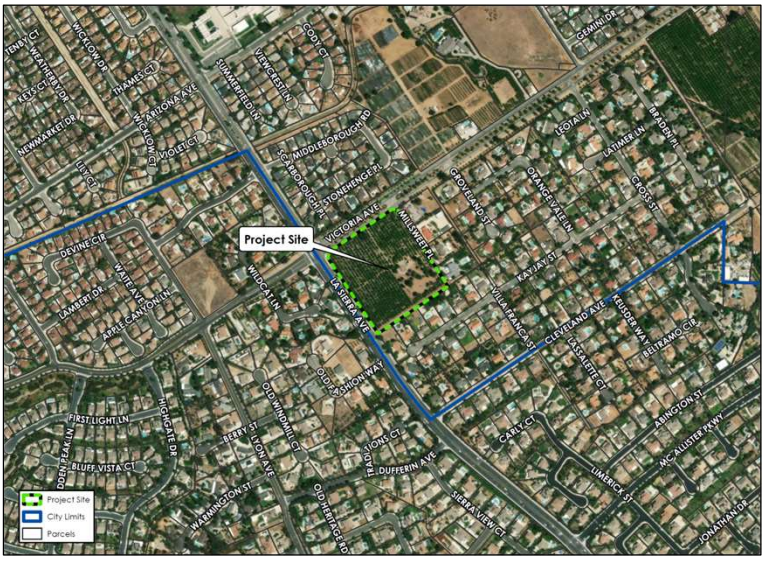
# LOCATION MAP

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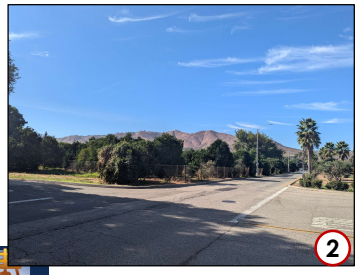
# EXISTING SITE PHOTOS



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# ZONING MAP

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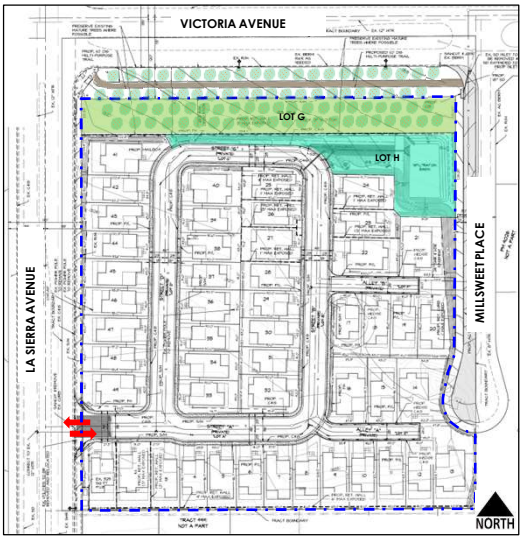
# TENTATIVE TRACT MAP NO. 38921

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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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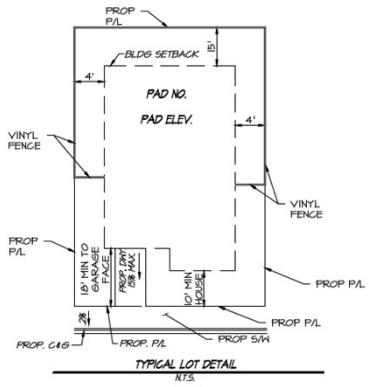
# WAIVERS

*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 |



# 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

# 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.



# TENTATIVE TRACT MAP NO. 38921

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**Community & Economic Development Department**

**Planning Commission**
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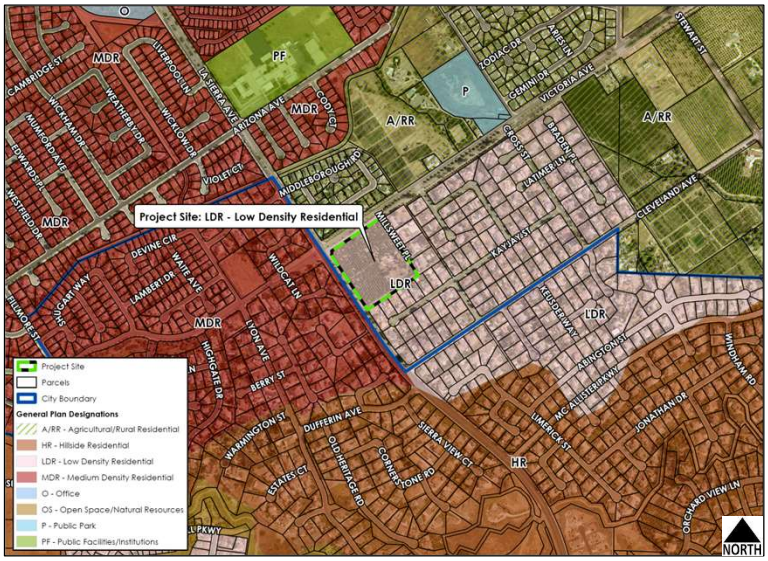
# GENERAL PLAN MAP
## (FOR REFERENCE ONLY)

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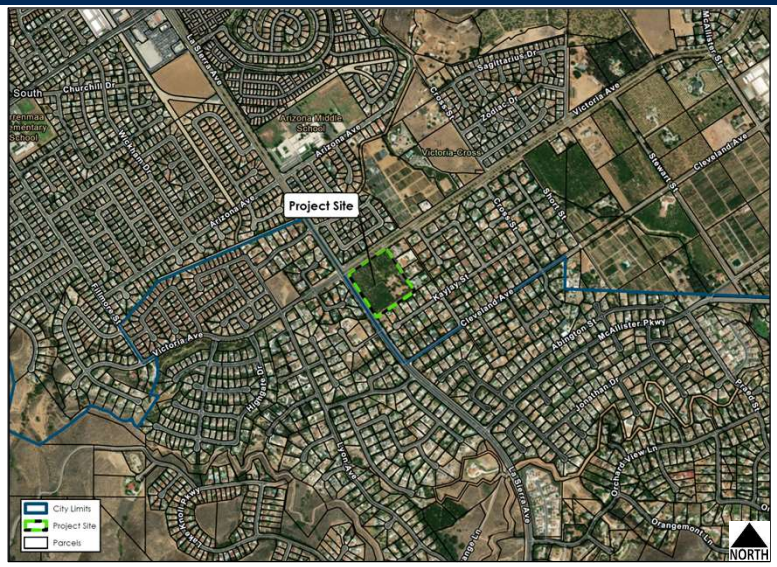
# LOCATION MAP
## (FOR REFERENCE ONLY)

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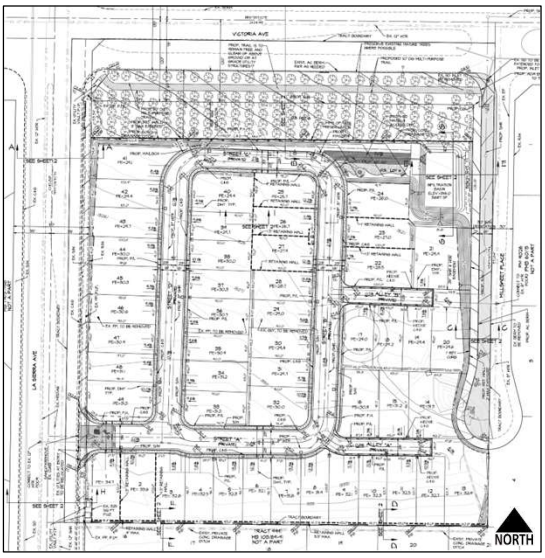
# GRADING PLAN
## (FOR REFERENCE ONLY)



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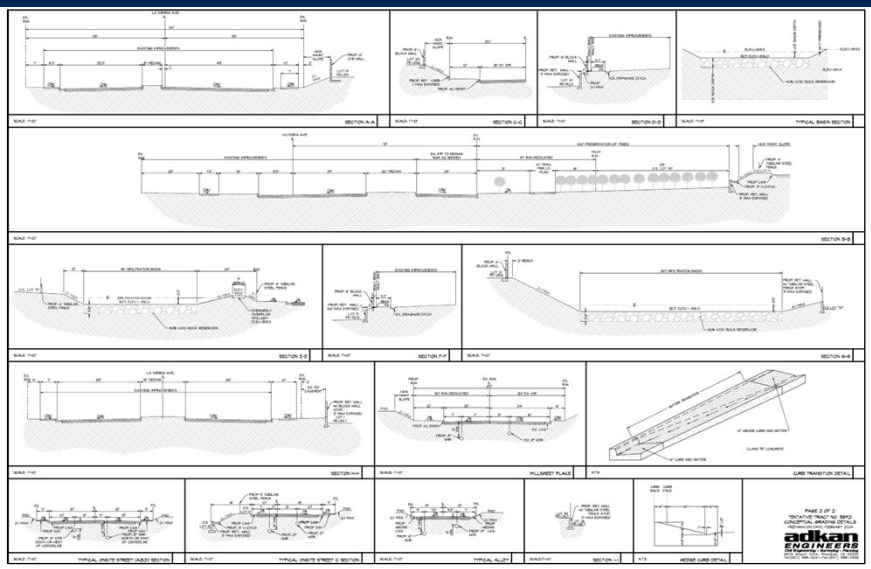
# CROSS SECTIONS
## (FOR REFERENCE ONLY)





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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 |

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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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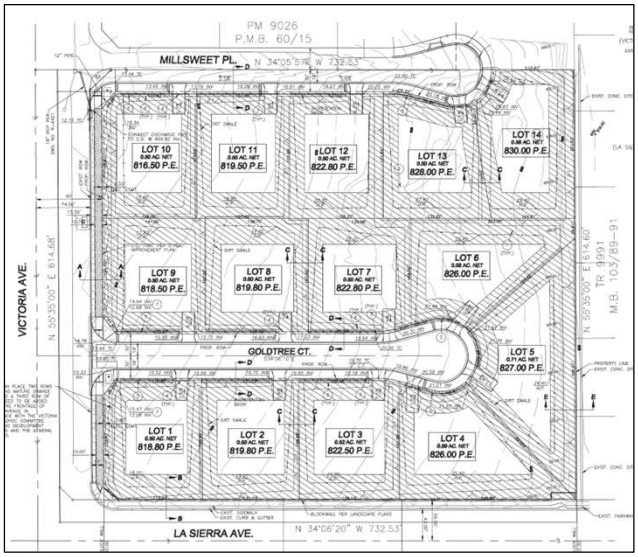
# PREVIOUSLY APPROVED MAP
## (FOR REFERENCE ONLY)

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