File 19-2081
4838 Heleo Avenue
Flag Lot Subdivision

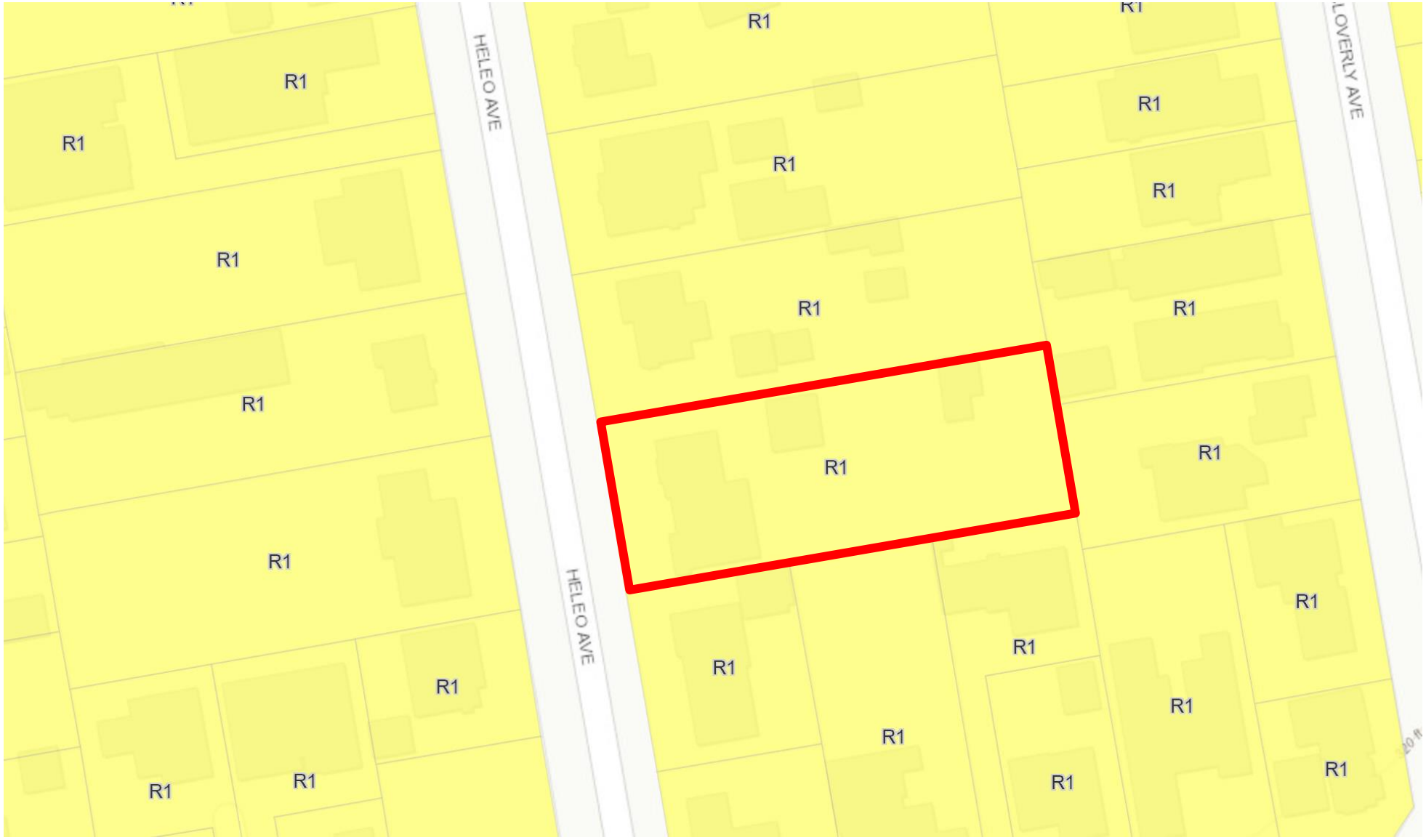
Planning Commission Meeting

August 11, 2020

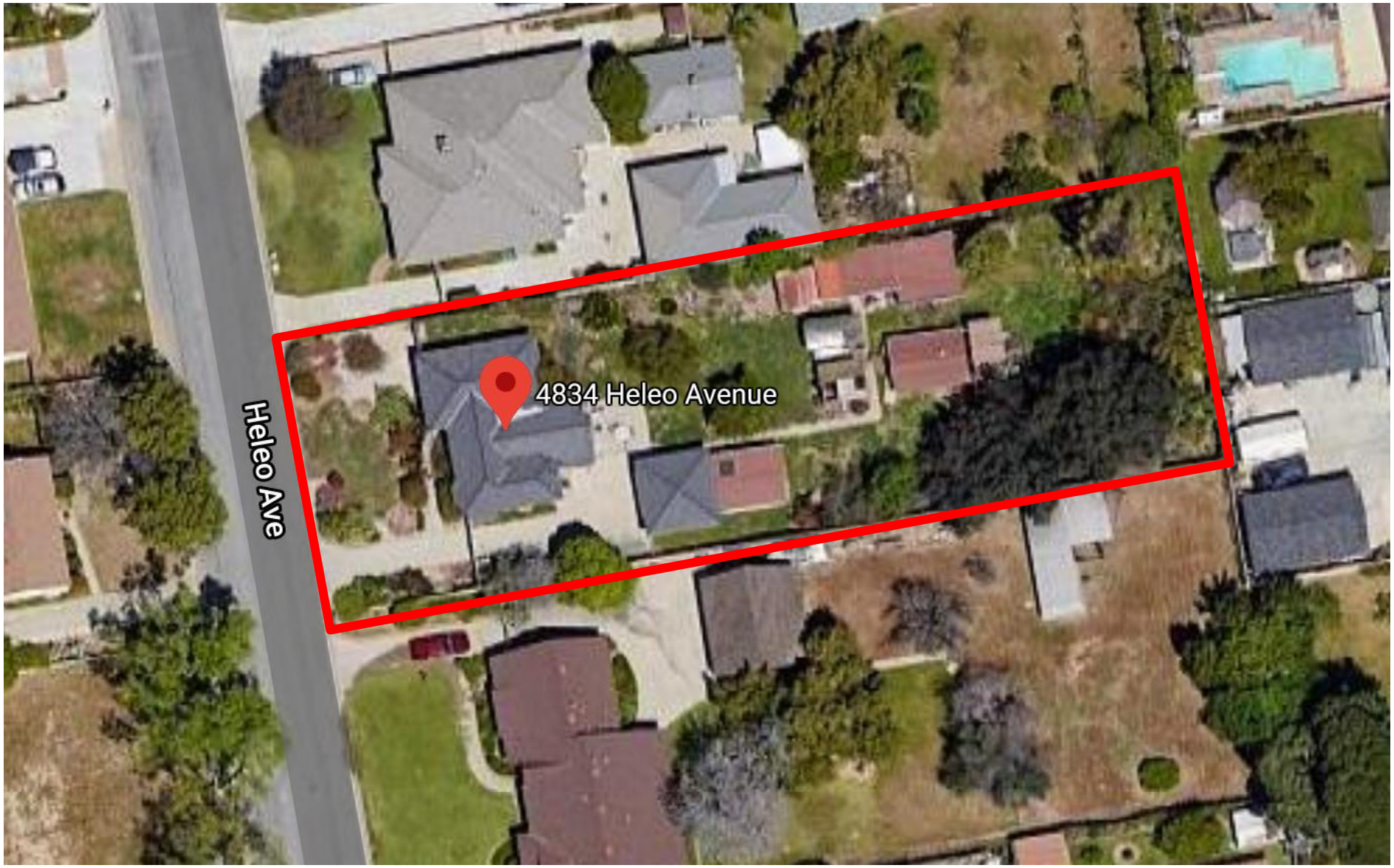
Analysis

- Zoning Code and General Plan Consistency
- Compliance with Development Standards and Design Guidelines
- Compliance with Subdivision Regulations

Area Zoning



Aerial Image



Site Photo



Flag Lot Subdivision- Standards of Development

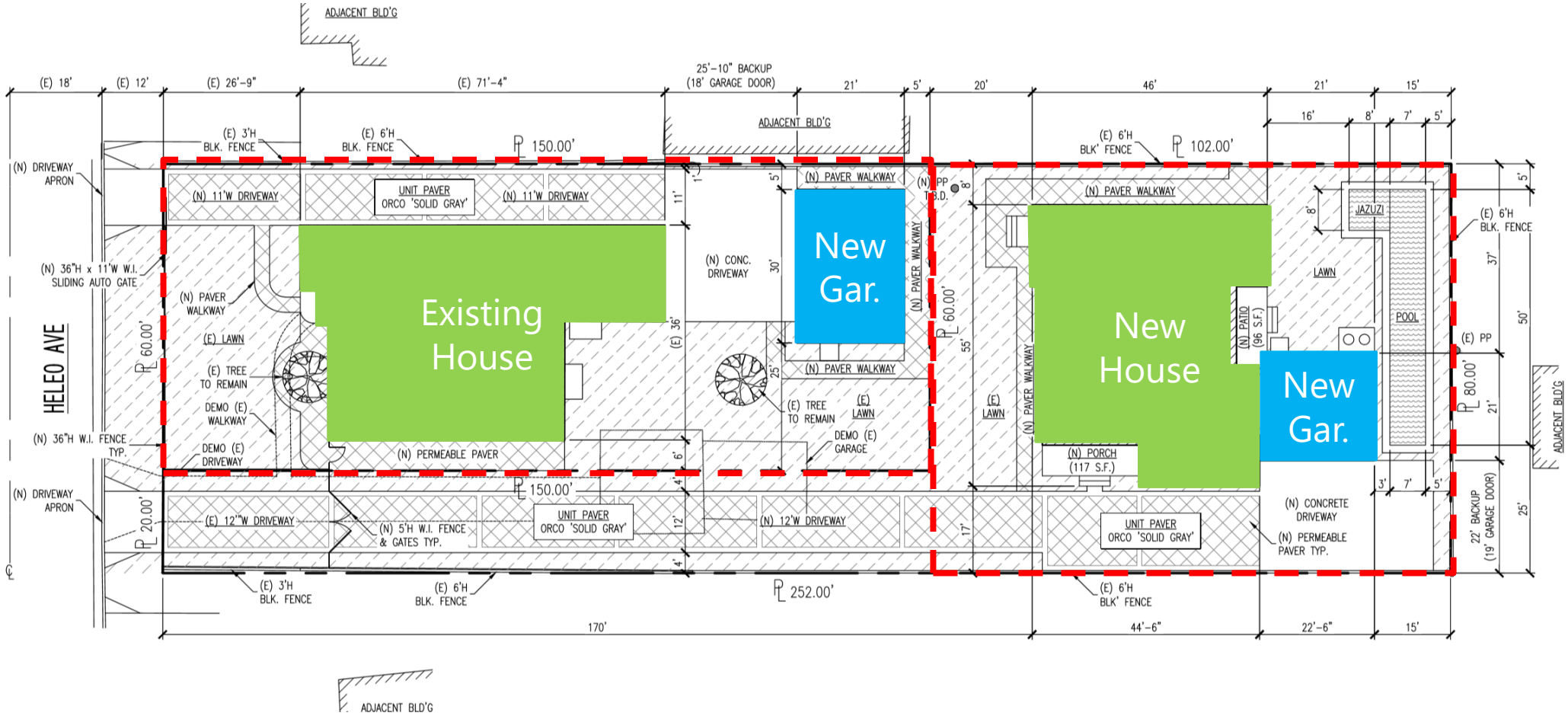
- Two lots maximum
- Minimum lot size: 7,200 square feet
- Minimum street frontage (front lot): 60 feet
- Minimum street frontage (flag Lot): 20 feet
- Maximum height of residence: 1-story, 20 feet
- Appropriate landscaping and driveway materials on pole portion of flag lot

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The Project – Flag Lot Subdivision

	Floor Area Ratio	Lot Coverage	Permeable Coverage
Proposed	**Lot 1**: N/A **Lot 2**: N/A	**Lot 1**: 3,040 S.F. (34 %) **Lot 2**: 2,847 S.F. (35 %)	**Lot 1**: 4,870 S.F (54 %) **Lot 2**: 6,123 S.F. (55 %)
Zoning Standards Min/Max	**35%**, +500 S.F. (incentives)	**50%** (max)	**35%** (min)

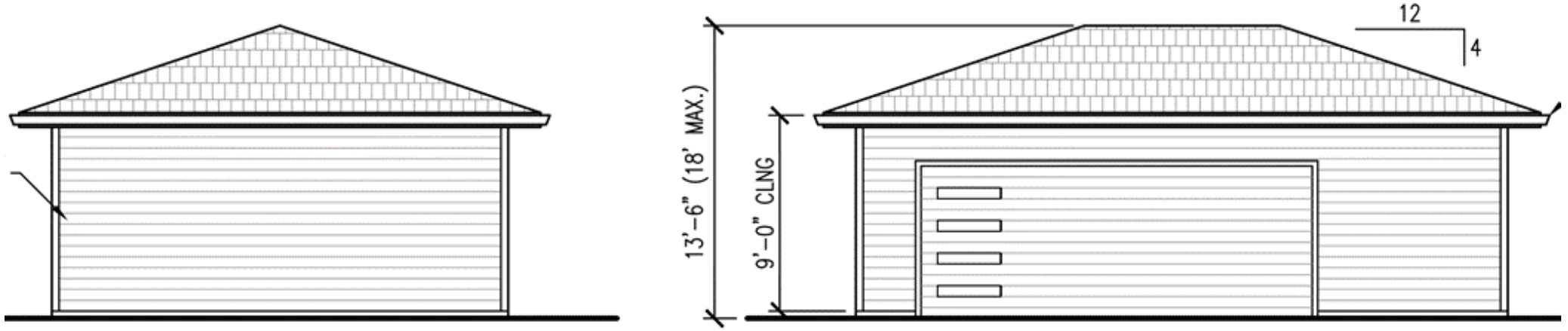
The Project


ADJACENT BLD'G
(E) 18'
(E) 12'
(E) 26'-9"
(E) 71'-4"
25'-10" BACKUP
(18' GARAGE DOOR)
21'
5'
20'
46'
21'
15'
16'
8'
7'
5'
(E) 3'H BLK. FENCE
(E) 6'H BLK. FENCE
PL 150.00'
ADJACENT BLD'G
(E) 6'H BLK' FENCE
PL 102.00'
(N) DRIVEWAY APRON
(N) 11'W DRIVEWAY
UNIT PAVER ORCO 'SOLID GRAY'
(N) 11'W DRIVEWAY
(N) PAVER WALKWAY
(N) PP T.B.D.
(N) PAVER WALKWAY
JAZUZI
(E) 6'H BLK. FENCE
(N) 36"H x 11'W W.I. SLIDING AUTO GATE
(N) CONC. DRIVEWAY
New Gar.
(N) PAVER WALKWAY
LAWN
(N) PAVER WALKWAY
Existing House
New House
(N) PATIO (96 S.F.)
POOL
(E) PP
HELEO AVE
PL 60.00'
(E) LAWN
(E) TREE TO REMAIN
DEMO (E) WALKWAY
(E) TREE TO REMAIN
(E) LAWN
(N) PAVER WALKWAY
New Gar.
(N) 36"H W.I. FENCE TYP.
DEMO (E) DRIVEWAY
(N) PERMEABLE PAVER
DEMO (E) GARAGE
(E) LAWN
(N) PORCH (117 S.F.)
ADJACENT BLD'G
(N) DRIVEWAY APRON
PL 20.00'
PL 150.00'
(E) 12'W DRIVEWAY
(N) 5'H W.I. FENCE & GATES TYP.
UNIT PAVER ORCO 'SOLID GRAY'
(N) 12'W DRIVEWAY
UNIT PAVER ORCO 'SOLID GRAY'
(N) CONCRETE DRIVEWAY
(N) PERMEABLE PAVER TYP.
22' BACKUP (19' GARAGE DOOR)
(E) 3'H BLK. FENCE
(E) 6'H BLK. FENCE
PL 252.00'
(E) 6'H BLK' FENCE
170'
44'-6"
22'-6"
15'
ADJACENT BLD'G



Proposed House- Rear Lot

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Proposed Garage- Front Lot

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Conditions of Approval

- Align front steps with front door (Condition 1).
- Add third column to front porch (Condition 2).

Conditions of Approval

- Remove/relocate swimming pool to keep rear 10 feet clear (Condition 3).

- Plant street tree (Southern Magnolia) in public right-of-way (Condition 17).

Staff Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File 19-2081 subject to the proposed conditions of approval.

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