File PL 19-1952
5016 Daleview Avenue Tentative Parcel Map, Major Site Plan Review

Planning Commission Meeting

November 10, 2020

Tentative Map & Major Site Plan Review

- Consistency with General Plan and Zoning Code
- Development Standards
- Design Guidelines
- Compatibility with surrounding neighborhood
- Consistency with Subdivision Map Act

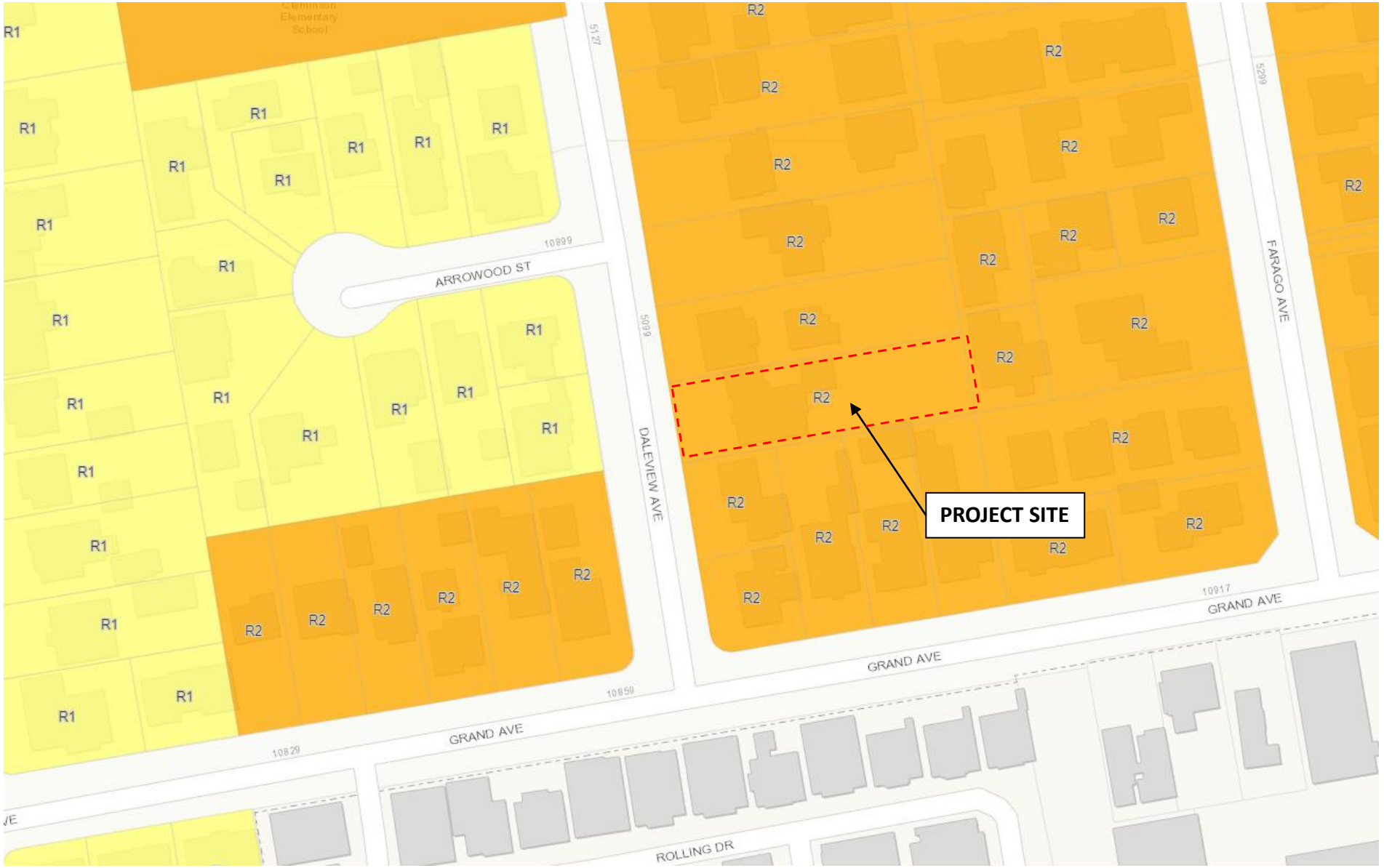
Site Plan Review Findings

- Complies with Zoning Code?
- Consistent with General Plan and Specific Plan?
- Complies with CEQA?
- Compatible design/scale with surrounding area?

Subdivision Findings

- Map/design inconsistent with general plan?
- Site unsuitable for development type/density?
- Cause environmental damage?
- Threaten public health?
- Conflict with public easements?

Zoning


R1
R2
ARROWOOD ST
DALEVIEW AVE
FARAGO AVE
GRAND AVE
ROLLING DR
PROJECT SITE
N

Site Information

Land Area	60 feet X 229 feet
	13,726 square feet
Existing Improvements	1 single-family house
Zoning	R-2, Multi-Family Residential
General Plan	Medium Density Residential

Zoning & Existing Land Use



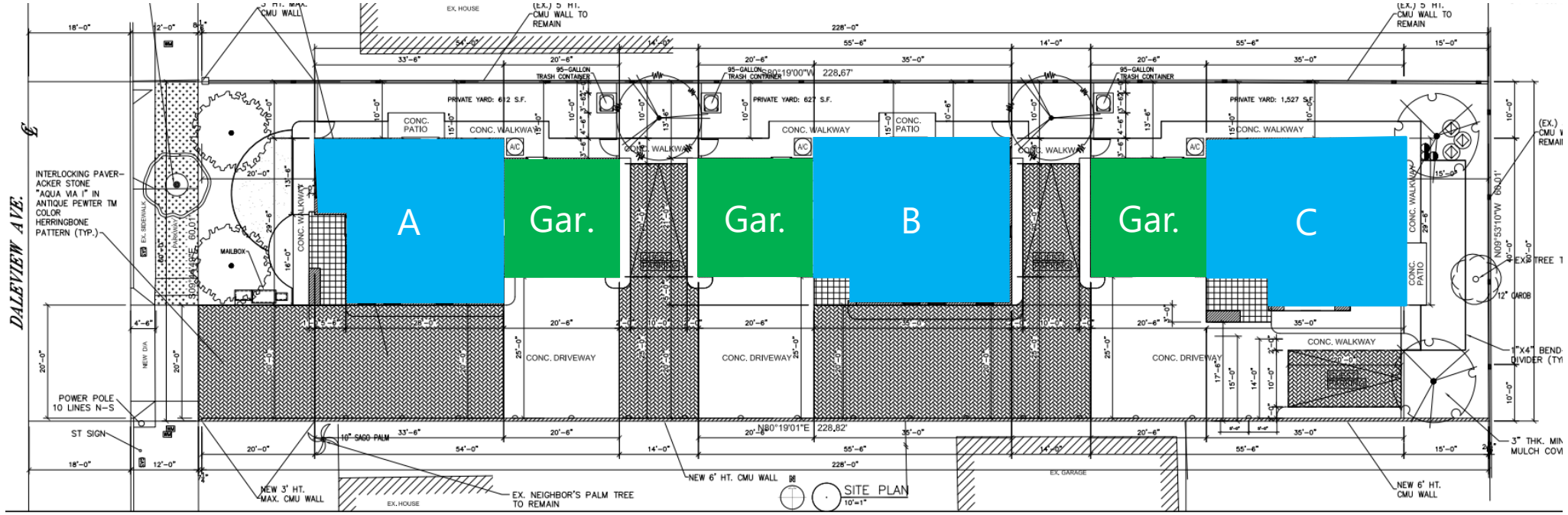
Site Photo



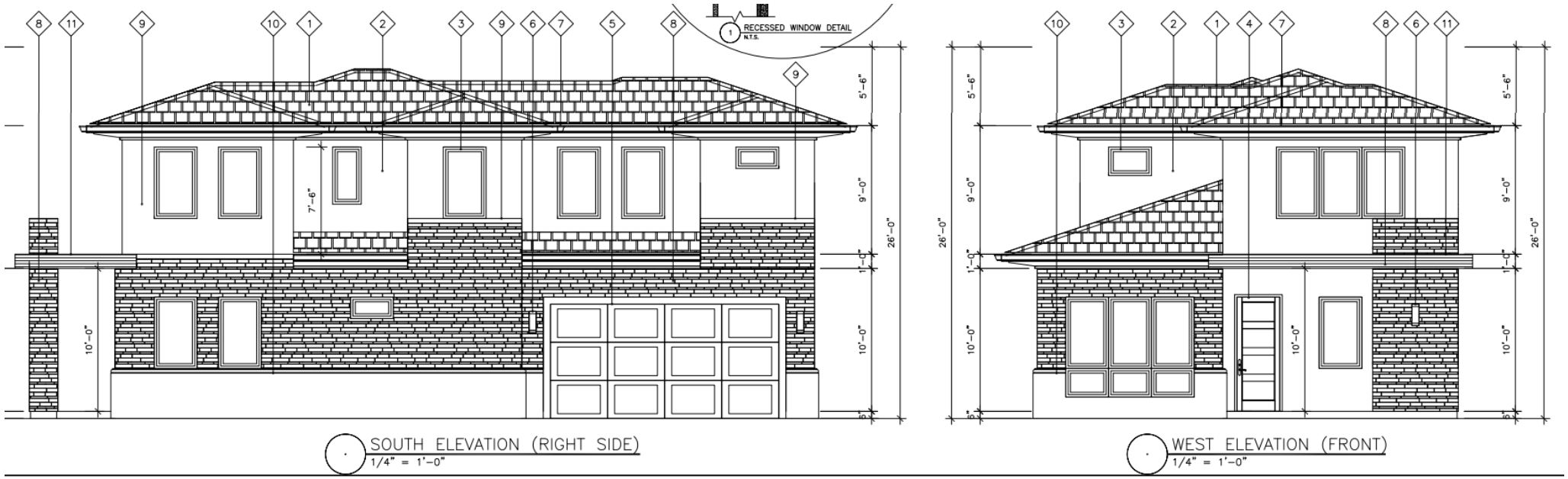
Project Information

	Floor Area Ratio	Lot Coverage	Landscaping	Permeable Lot Coverage
Proposed	.50	31.7 percent	25 percent	46 percent
Zoning Code Standards	.50 maximum	50 percent maximum	25 percent minimum	40 percent minimum

Site Plan


A
Gar.
Gar.
B
Gar.
C
DALEVIEW AVE.
INTERLOCKING PAVER-
ACKER STONE
"AQUA VIA I" IN
ANTIQUE PEWTER TM
COLOR
HERRINGBONE
PATTERN (TYP.)
POWER POLE
10 LINES N-S
ST SIGN
MAILBOX
CONC. PATIO
CONC. WALKWAY
CONC. DRIVEWAY
95-GALLON TRASH CONTAINER
PRIVATE YARD: 612 S.F.
PRIVATE YARD: 627 S.F.
PRIVATE YARD: 1,527 S.F.
EX. HOUSE
EX. GARAGE
EX. SIDEWALK
EX. NEIGHBOR'S PALM TREE TO REMAIN
NEW 3' HT. MAX. CMU WALL
NEW 6' HT. CMU WALL
(E.X.) 5' HT. CMU WALL TO REMAIN
10" SAGO PALM
12" CAROB
N80°19'01"E 228.82'
N80°19'00"W 228.67'
SITE PLAN
10'=1'

Elevations


RECESSED WINDOW DETAIL
N.T.S.
SOUTH ELEVATION (RIGHT SIDE)
1/4" = 1'-0"
WEST ELEVATION (FRONT)
1/4" = 1'-0"

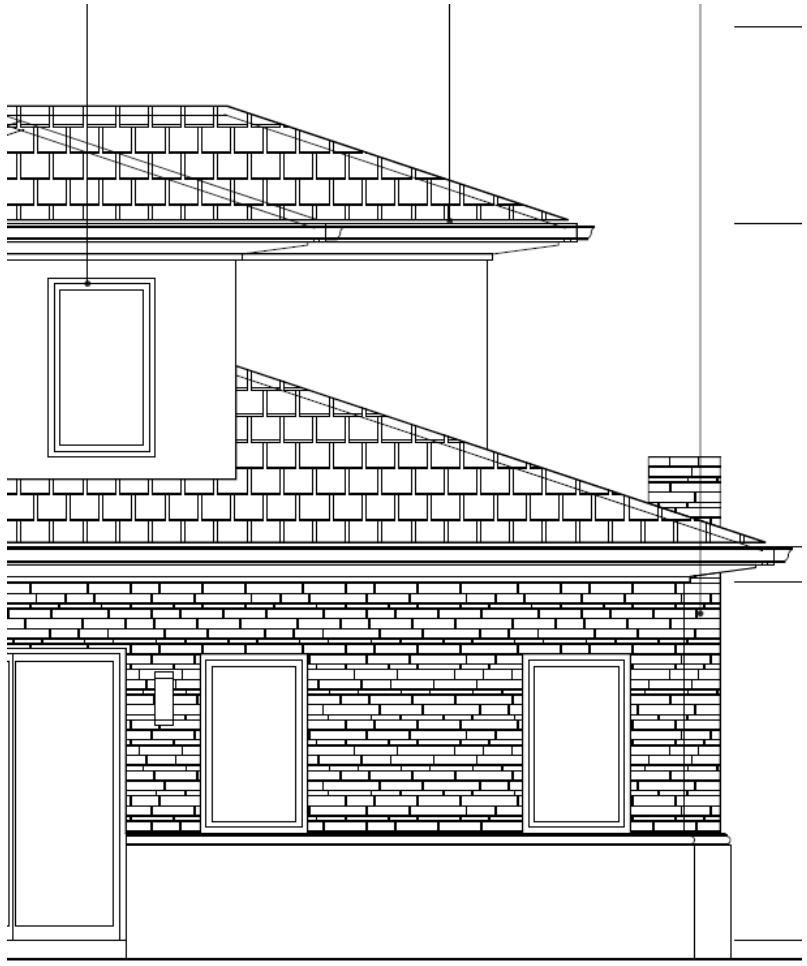
Project Specific Conditions of Approval

- **Power Poles:** Provide utilities underground.
- **Porch Canopy**: Provide detail for roof-connection.
- **Front Porch Design**: Units B and C must match Unit A.



Project Specific Conditions of Approval

- **Under-Eave Molding**: Replace with flat molding.

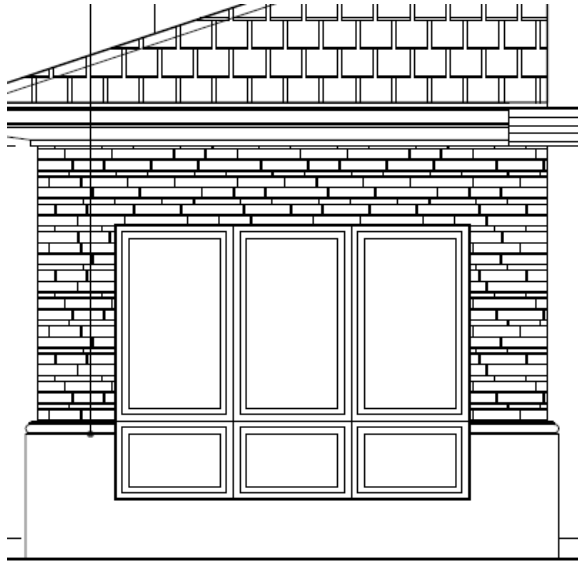




Project Specific Conditions of Approval

- **Base treatment**: Replace with brick veneer.

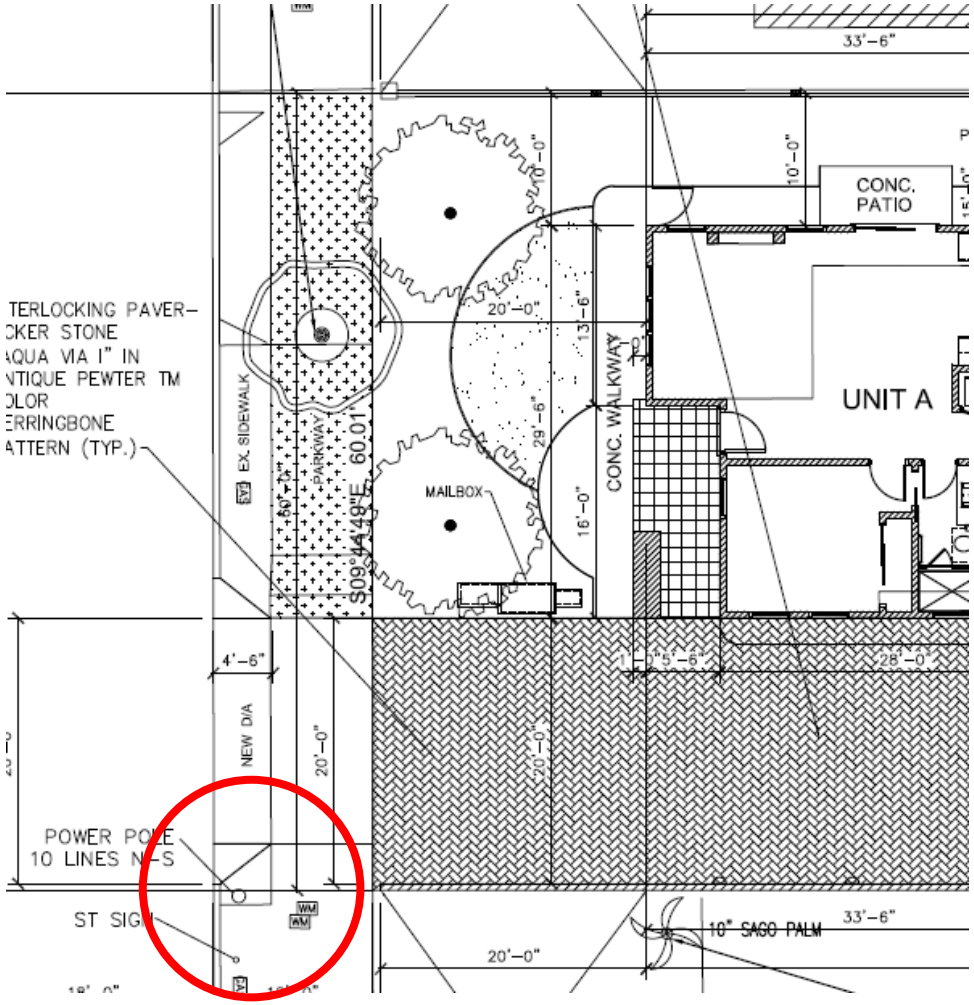




- **CMU Wall**: Replace rear wall to increase privacy.

Project Specific Conditions of Approval

- **Driveway**: Curve driveway 5 feet from power pole.



Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 19-1952 (tentative parcel map and major site plan review) subject to the revised conditions of approval.

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