File PL 22-3428
9040 Broadway
TPM 73518,
3-Unit, Condominium

Planning Commission Meeting

July 26, 2022

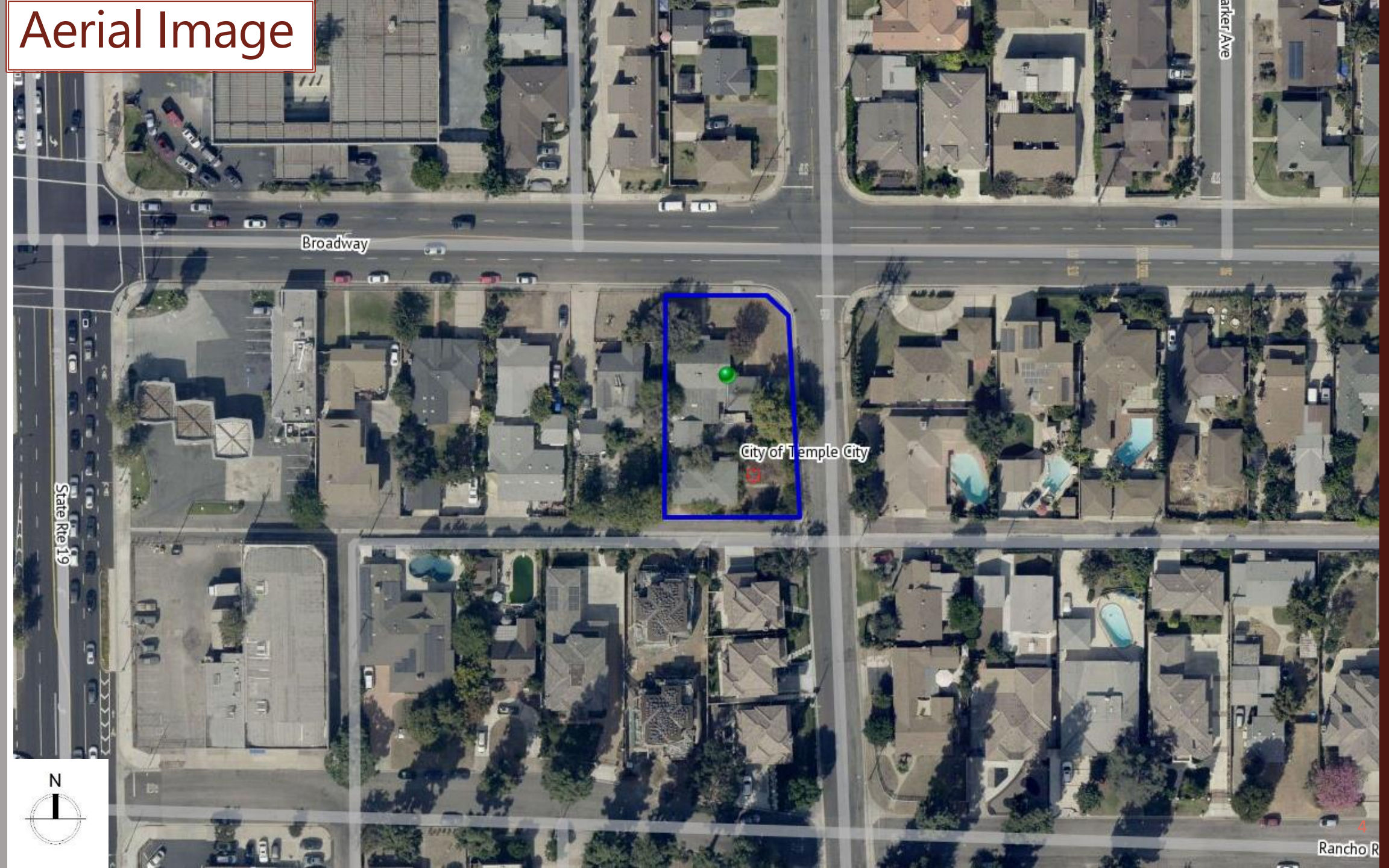
Request:

1-Year time extension request to continue the final map processing for a three-unit condominium development

Timeline:

- May 26, 2020 – Planning Commission approved the tentative map
- January 6, 2021 – Building plan approved for permits issuance
- May 19, 2022 – Submitted request for an extension to the tentative map
- July 29, 2023 – New building plan expiration date

Aerial Image



Area Zoning


CSP
CSP
R3
R3
R3
R3
R3
R3
R3
R1
R1
SULTANA AVE
HARKER AVE
9000
BROADWAY
BROADWAY
9050
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
CSP
R2
R2
R2
R2
Subject Site
5499
R1
R1
R1
R1
R1
SULTANA AVE
CSP
R2
R2
R2
R2
R2
R1
R1
R1
R1
R1
R1
R1
R1
9000
RANCHO REAL RD
5499
9050
RANCHO REAL RD
SULTANA
N

Analysis

1. No change proposed for the project
2. The Zoning Code update (2020) does not affect the project
3. All original conditions of approval will remain

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 22-3428, extending the expiration of the project to May 26, 2023, subject to the recommended conditions of approval.

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Project Specific Conditions

Condition 1, 2, & 19

- Preserve existing trees
- Review required for future fencing
- Requirement for four street trees

Site Information

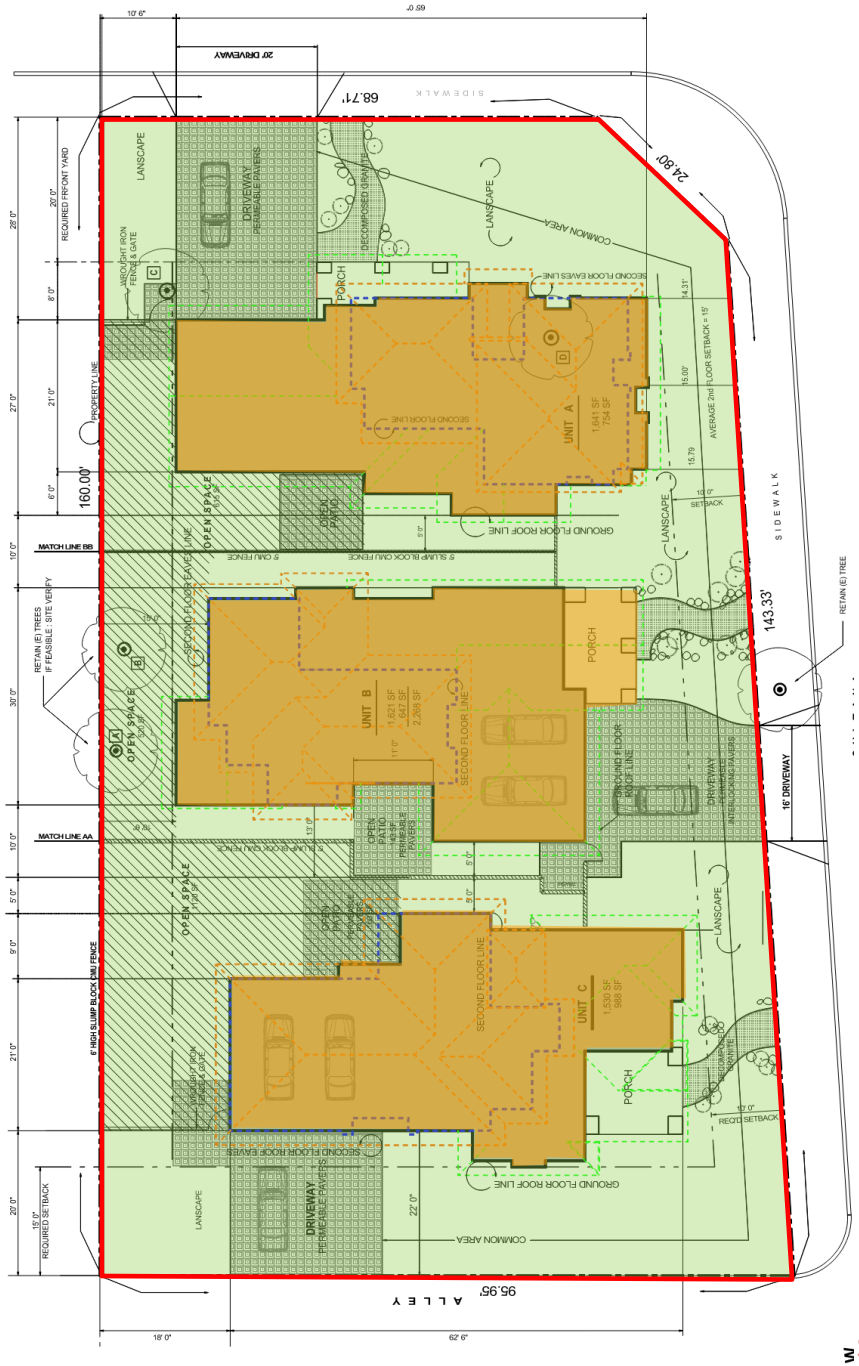
Land Area	68’-95’ x 168’
	14,388 s.f.
Existing Improvement	Two units, 2,161 s.f.
Zoning	R-2, Medium Density, Multi-Family Residential
General Plan	Medium Density Residential

Project Information – Zoning Compliance

	Floor Area	Lot Coverage	Lot Permeable Coverage
Proposed	.49	30.4%	50%
Zoning Standards	.5 (Max)	50% (Max)	40% (Min)

Proposed Project Design





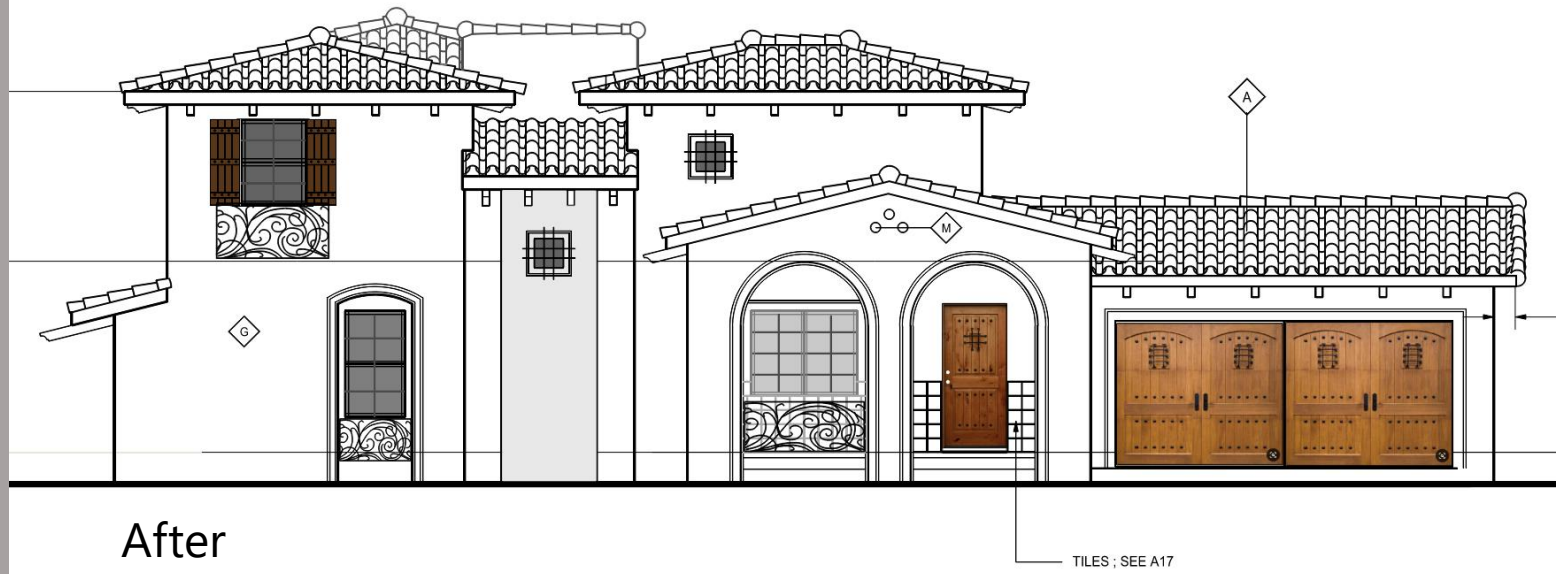
Landscape Plan



Design Review



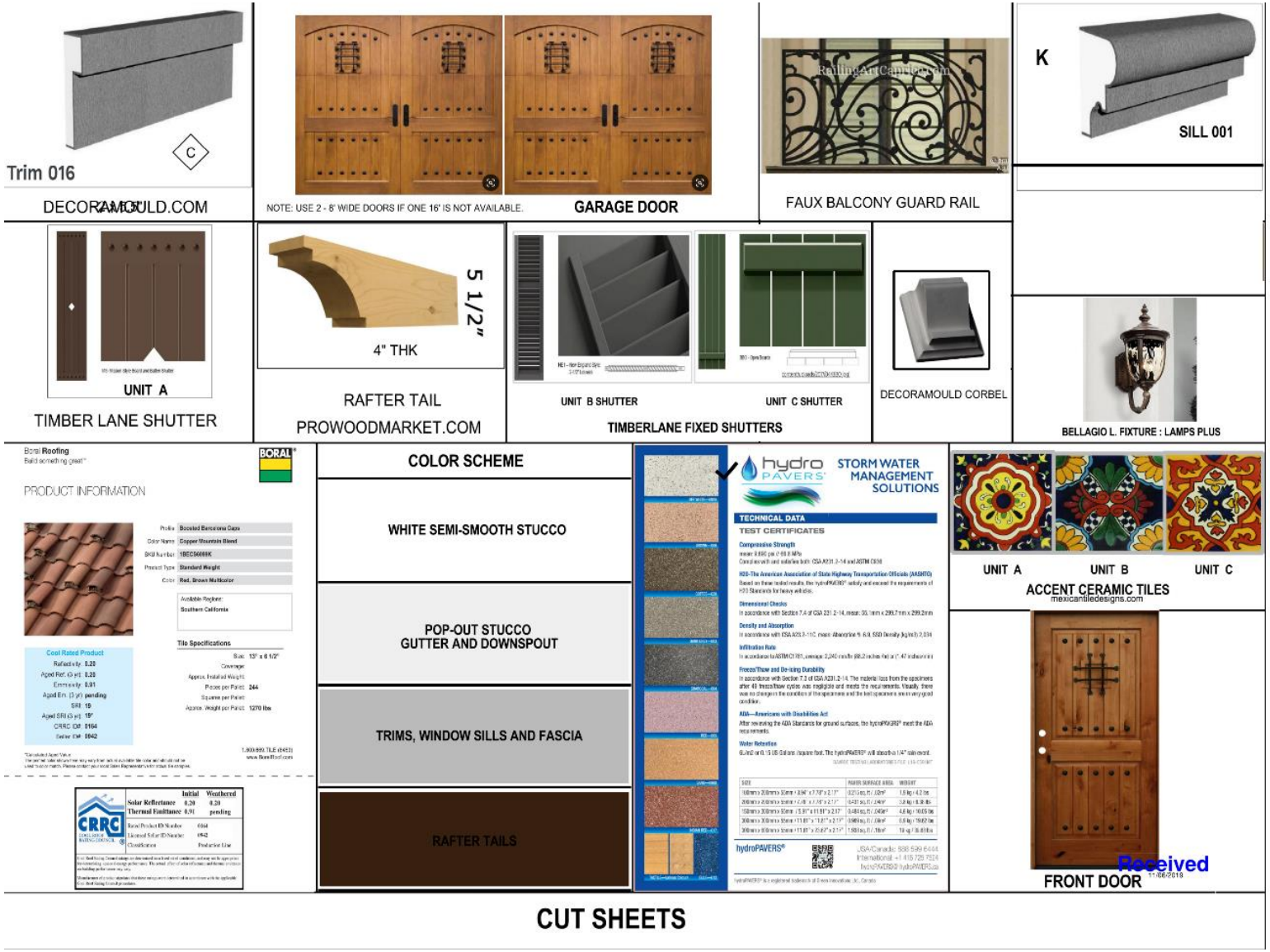
Before



After

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Quality of Materials





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