

File PL 20-2306
Time Extension for
6034 Sultana Avenue
Tentative Parcel Map 74097,
Minor Site Plan Review

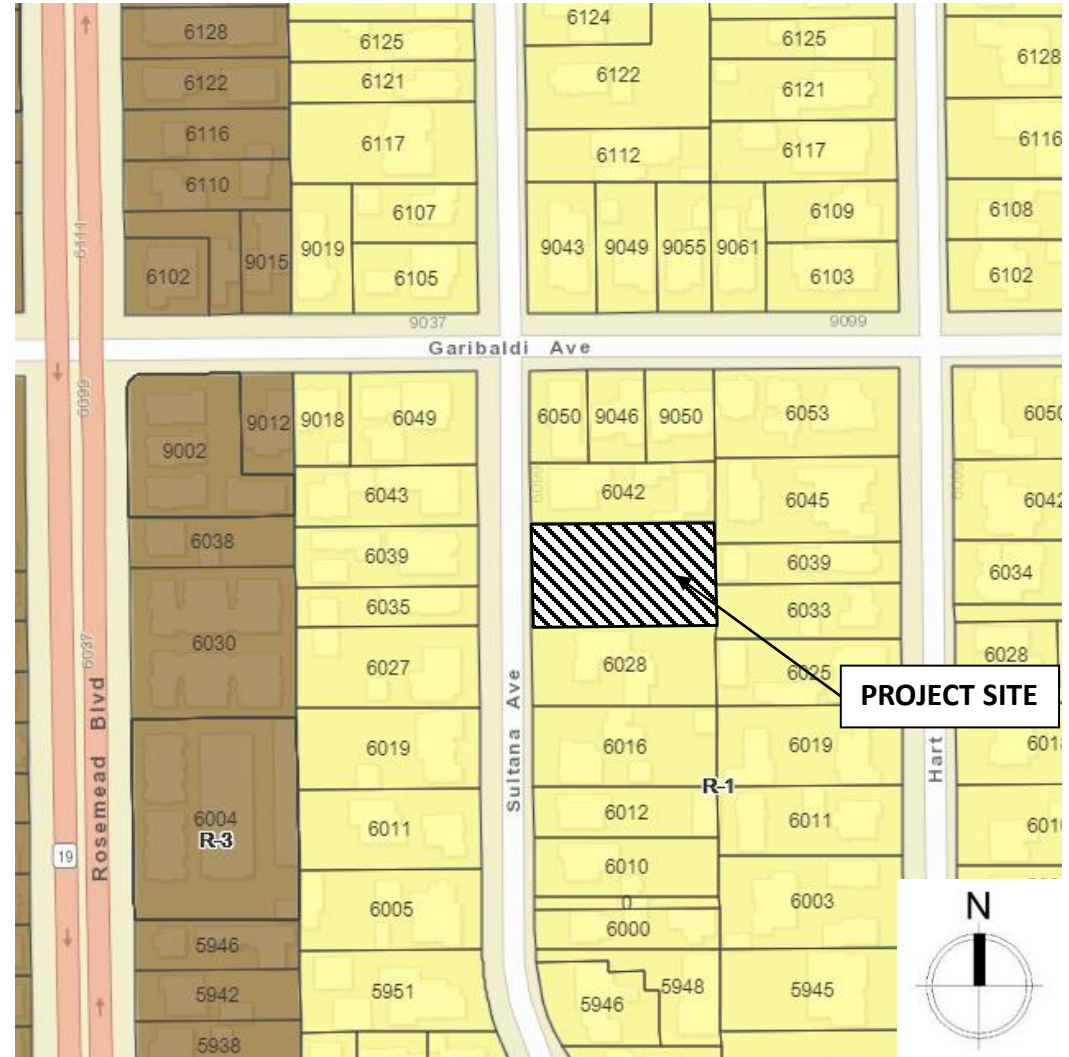


Planning Commission Meeting

May 26, 2020

Zoning & Existing Land Use

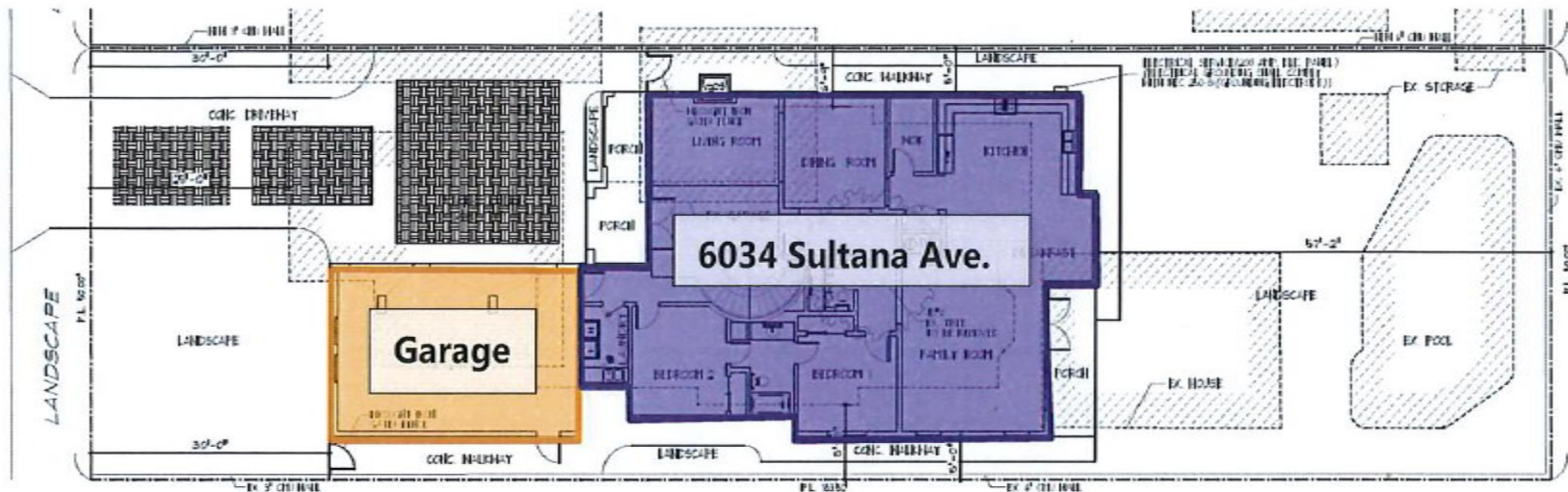
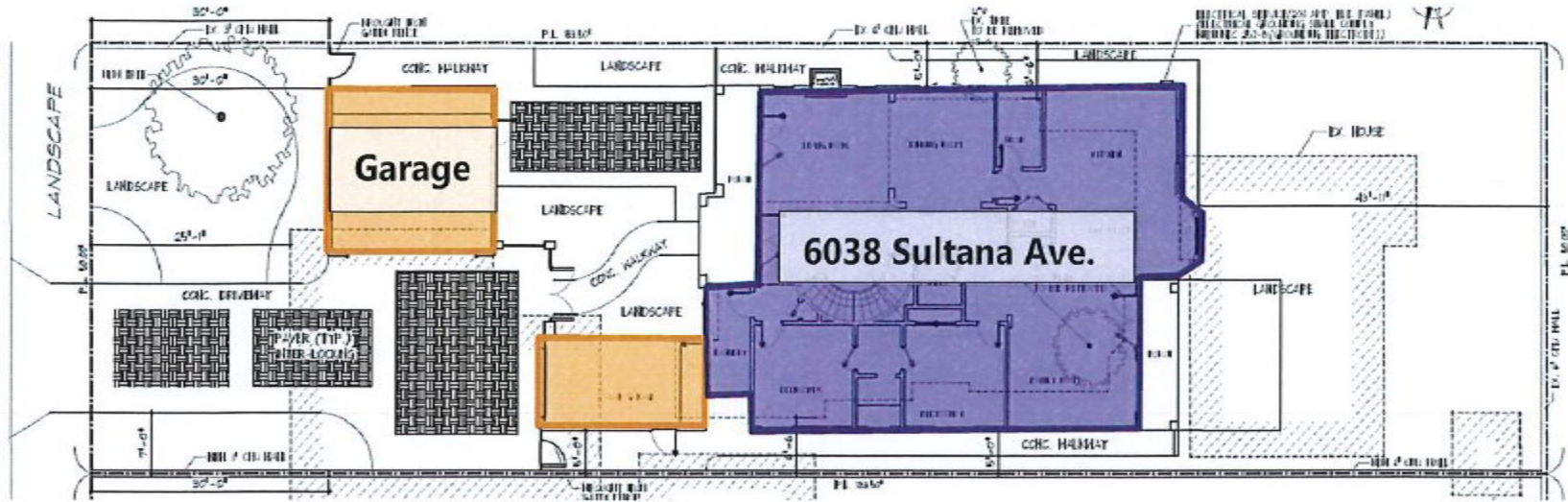
■ R-1 Residential ■ R-3 Residential



Project Information:

Land Area	100 feet by 183.5 feet
	18,350 square feet
Existing Improvements	Three single-family houses
Zoning	R-1, Single-Family Residential
General Plan	Low Density Residential

Site Plan



Project Information:

	Floor Area Ratio (FAR)	Lot Coverage	Lot Permeable Coverage
Zoning Code Standards	.35, plus up to an additional 500 sq.ft. with FAR incentives	50 percent maximum	35 percent minimum
North Parcel	.4044 with FAR incentives	31.9 percent	48.5 percent
South Parcel	.3899 with FAR incentive	32.6 percent	49.4 percent



Elevations



6038 Sultana Ave.



Elevations



6034 Sultana Ave.



Recommendation

Adopt the resolution finding that the project is exempt from CEQA and approving File PL 20-2306 (tentative parcel map and minor site plan review) that will extend the approval for an additional 12 months.

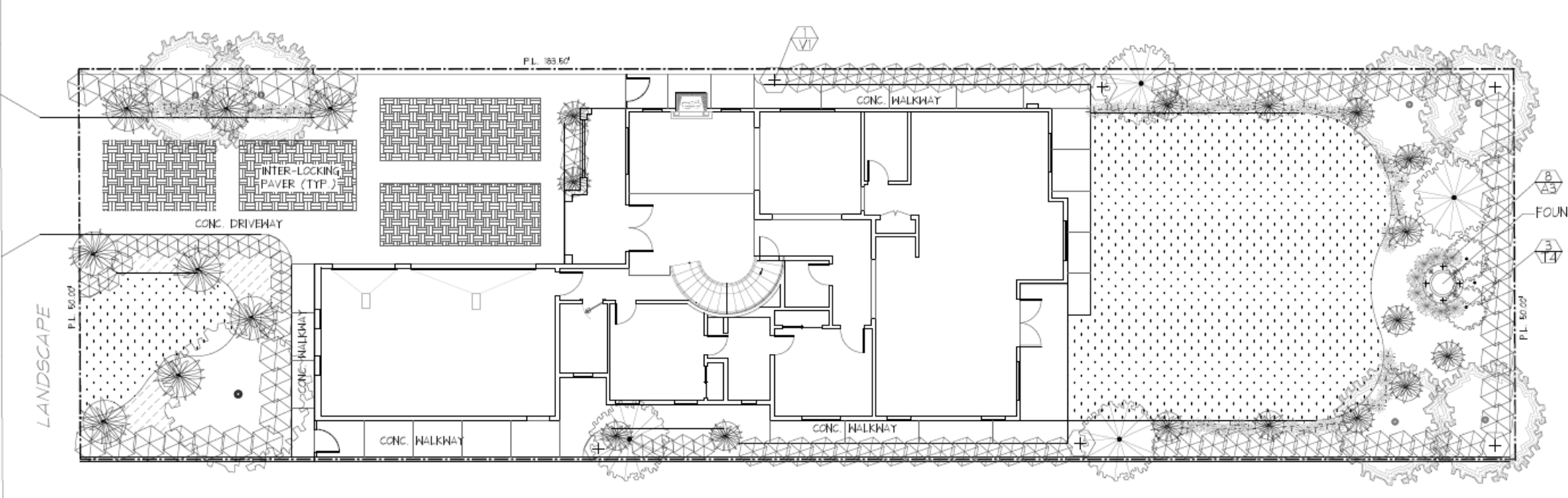
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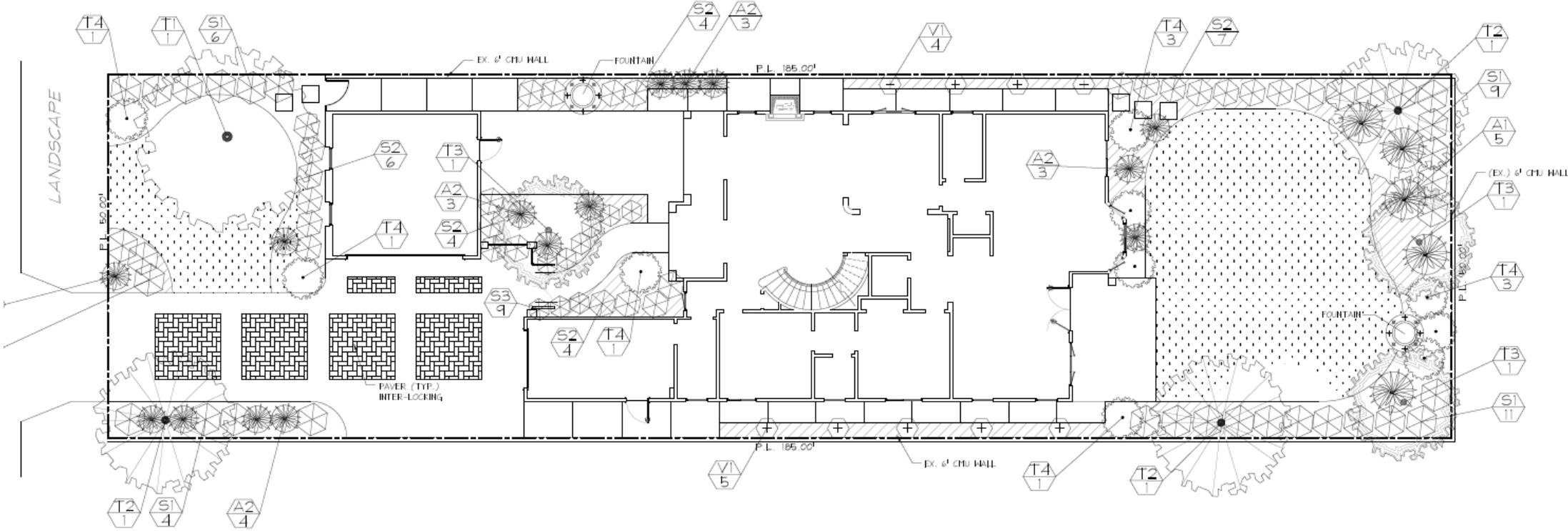
Landscape Plan



South Parcel, 6034 Sultana Avenue



Landscape Plan



North Parcel, 6038 Sultana Avenue

