

1. Project Summary Data and Maps – 3533 Gibson Court

File: PLN2018-13469
Location: 3533 Gibson Court, an 8,112 square foot lot, located at the north end of Gibson Court, approximately 85 feet north of Gibson Avenue, APN: 296-19-012.
Applicant: LNX Architecture, Inc.
Owner: Ming and Ping Sun
CEQA Determination: Categorically Exempt Per Section 15303(a) – New Construction

	Existing	Proposed
General Plan Designation	Very Low density Residential	Same
Zoning District	Single Family Residential (R1-6L)	Same
Land Use	Single Family Residential	Same
Lot Size	8,112	Same
House Living Area	1,292	2,766
Garage	402	412
Accessory Dwelling Unit	0	697
Porch Cover	0	24
Gross Floor Area (sf)	1,694	3,954
Lot Coverage	1,694 / 8,112 = 21%	2,875 / 8,112 = 35%
2nd:1st Floor Coverage	n/a	1,300/2,654 = 49%
Bedrooms/Bathrooms	3 / 2	3 / 3.5 (main house)

Site Location and Context

Surrounding Land Uses: The project site is located in a residential tract developed predominantly with one-story single family homes having attached two-car garages. The residences bordering the project site to the rear (north) are single-story single family residences.

General Plan Map

The General Plan designation for the project site and surrounding properties is Very Low Density Residential. This designation allows residential densities of up to 10 units per acre with development that is single family in scale and character.



Project Site
 Very Low Density Residential
 General Plan Designation

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Zoning Map

The project site and surrounding properties are zoned R1-6L - Single Family Residential.



Project Site
R1-6L Zoning
Single Family Residential