

Project Data

File: PLN2018-13473
Location: 1940 Avenida De Las Rosas, a 6,000 square foot lot, located on the south side of Avenida De Las Rosas, at the T-intersection of Avenida De Carmen; APN: 097-42-075.
Applicant / Owner: Jerivette and Jay Ecalnir
CEQA Determination: Categorically Exempt Per Section 15301 – Existing Facilities

	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	6,000	Same
Living Area	1,340	1,862
Garage	464	464
Front Porch Cover	70	70
Gross Floor Area (sf)	1,804	2,326
Lot Coverage	1,874 / 6,000 = 31.2%	2,396 / 6,000 = 39.9%
Bedrooms/Bathrooms	3 / 2	4 / 3

Site Location and Context

Surrounding Land Uses: The project site is located in a residential tract developed with one- and two-story single family homes with attached two-car garages. The project site is bordered on the south by the parking lot of a PD-zoned residential apartment complex.

General Plan Map

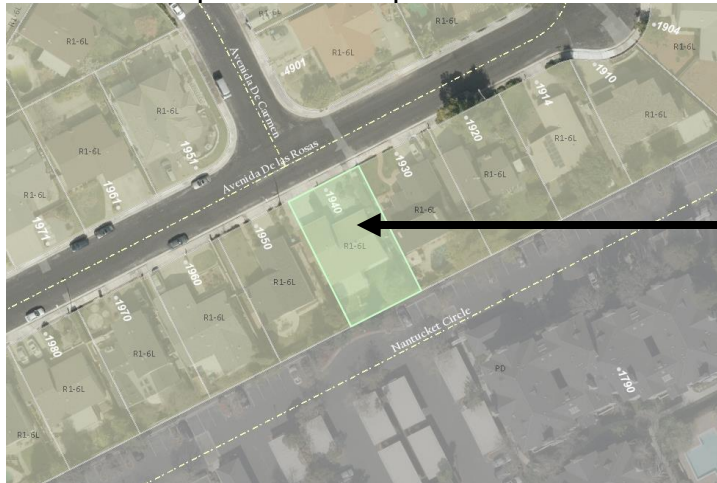
The General Plan designation for the project site and surrounding properties to the east, west and north is Very Low Density Residential. This designation allows residential densities of up to 10 units per acre with development that is single family in scale and character. The project site is bordered on the south by an apartment complex that is designated for Medium Density Residential uses by the General Plan.



Project Site
Very Low Density Residential

Zoning Map

The project site and surrounding properties to the east, west and north are zoned R1-6L, which allow single family dwellings, accessory buildings and accessory dwelling units subject to Chapters 18.12 and 18.66 of the Zoning Ordinance. The project site is bordered on the south by the parking lot of a large PD – Planned Development zoned residential apartment complex.



Project Site
Single Family Residential