

1. Project Summary Data and Maps – 417 Maria Street

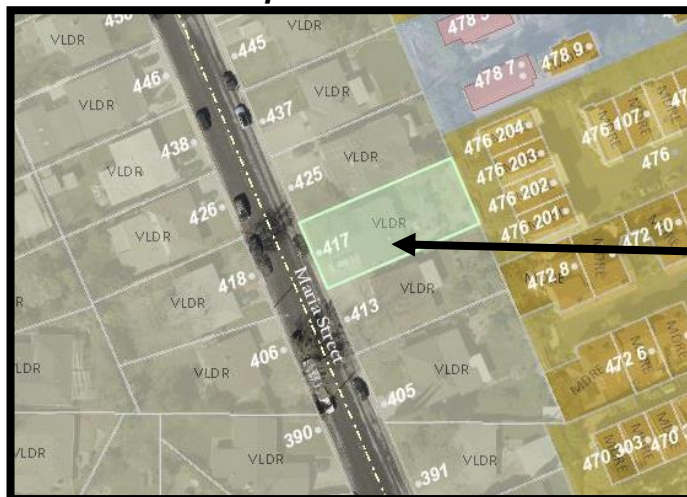
File: PLN2018-13361
Location: 417 Maria Street, a 5,800 square foot lot, located on the east side of Maria Street Drive, approximately 470 feet south of Bellomy Street, APN: 269-39-064.
Applicant / Owner: Beulah Johns
CEQA Determination: Categorically Exempt Per Section 15303(a) – New Construction

	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	5,800	Same
Living Area	832	1,812
Garage	262	262
Accessory Building/Shed	82	82
Porch Cover	24	24
Gross Floor Area (sf)	1,094	2,074
Lot Coverage	1,282 / 5,800 = 22%	2,180 / 5,995 = 36%
Bedrooms/Bathrooms	2 / 1	4 / 2.5

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 one-car garages. The residences bordering the project site to the north and south and across Maria Street to the west are one-story ranch style single family homes with attached one-car garages. The project site is bordered to the east (rear) by a residential planned development consisting of attached two-story townhouses.

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

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Zoning Map



The project site and bordering properties to the north, south and east are zoned R1-6L, and the two-story townhouses bordering the site to the east are zoned PD - Planned Development.

Project Site
Single Family Residential