



NORTH FAIR OAKS COMMUNITY COUNCIL

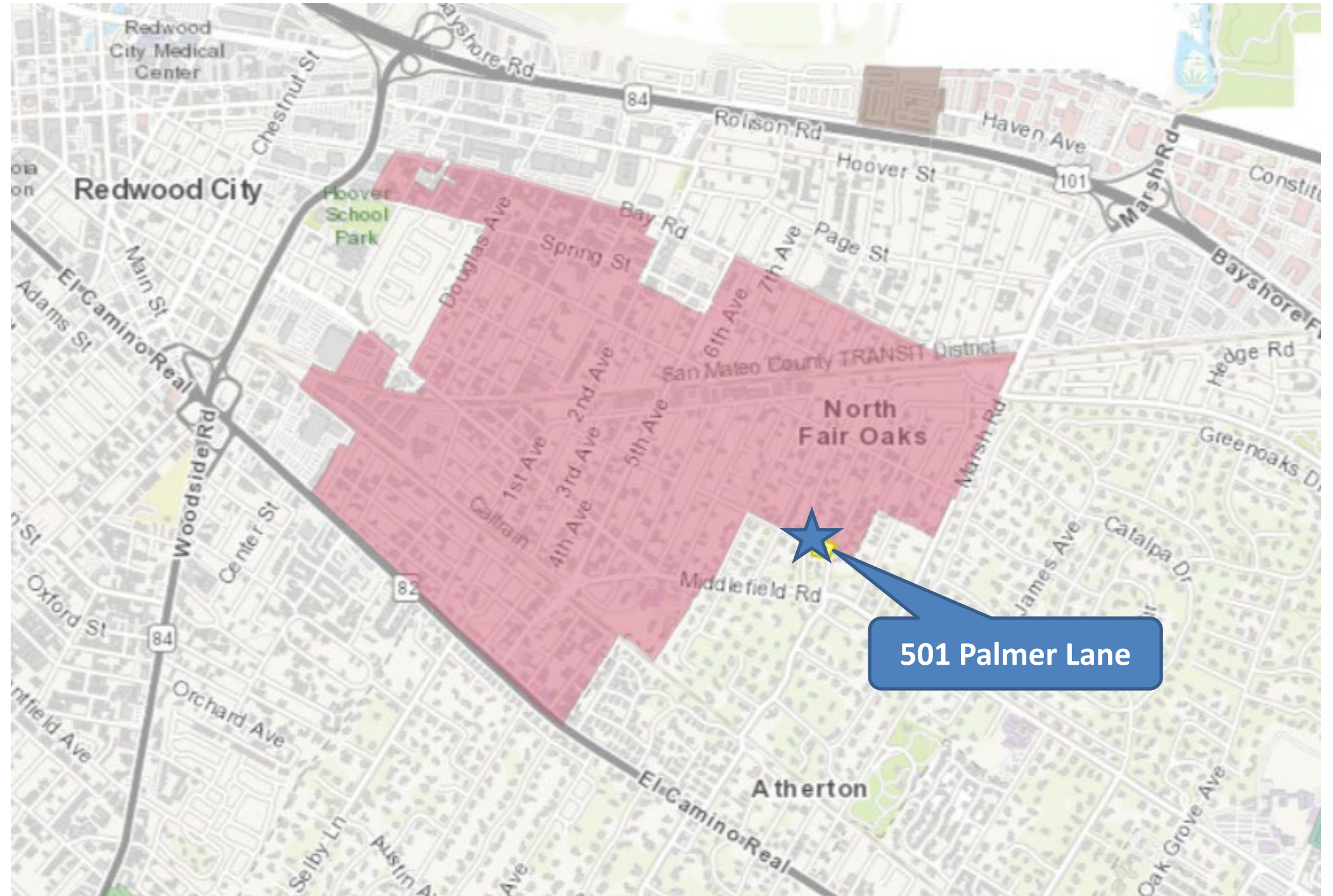
North Fair Oaks Community Council Meeting
April 28, 2022

Owner: **Radara LTD**
Applicant: **Nancy Berghold, Studio Berghold**
File Number: **PLN2018-00271**
Location: **501 Palmer Lane, North Fair Oaks**
APN: **060-162-130**



PROJECT LOCATION:

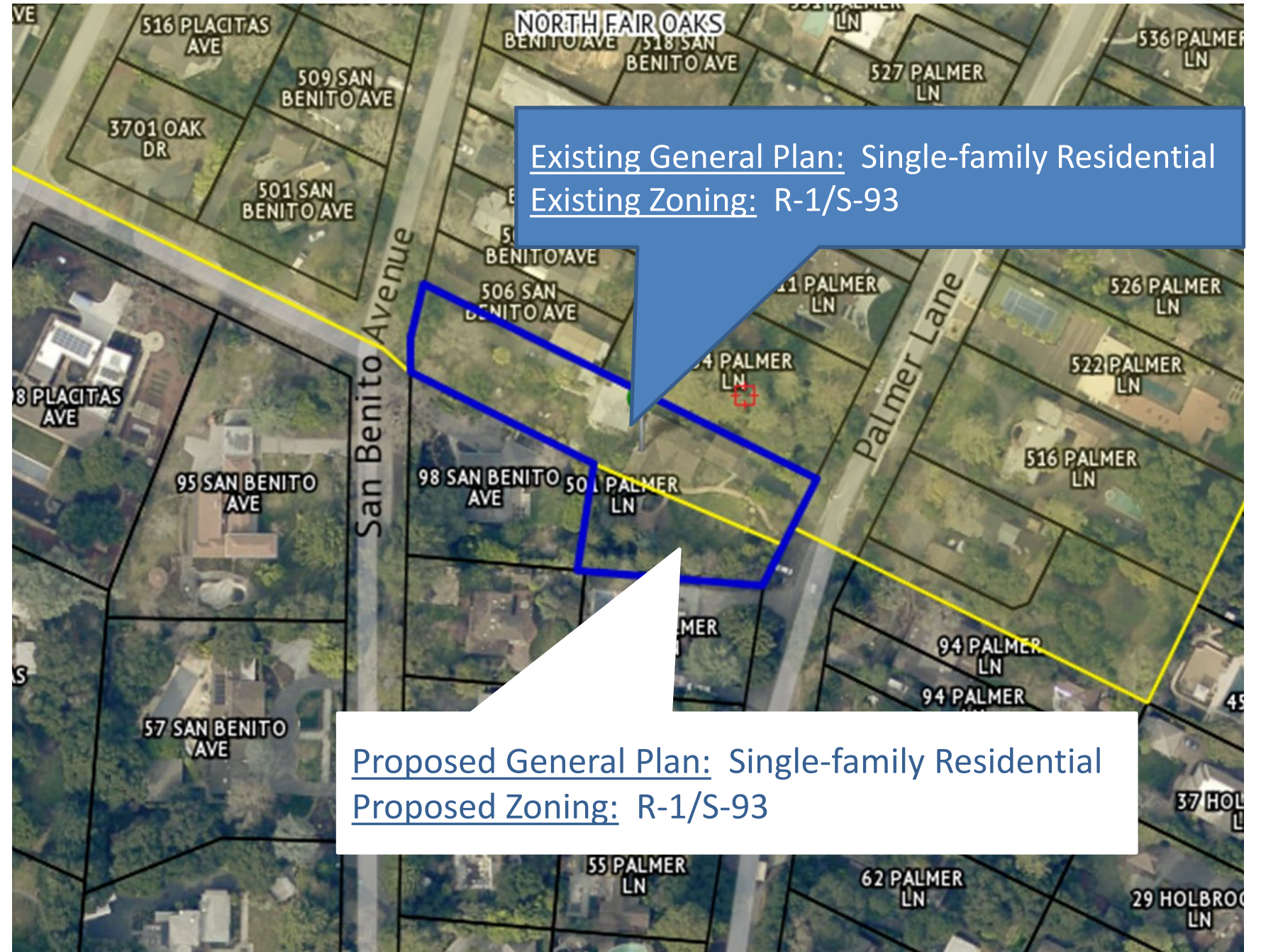
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North Fair Oaks





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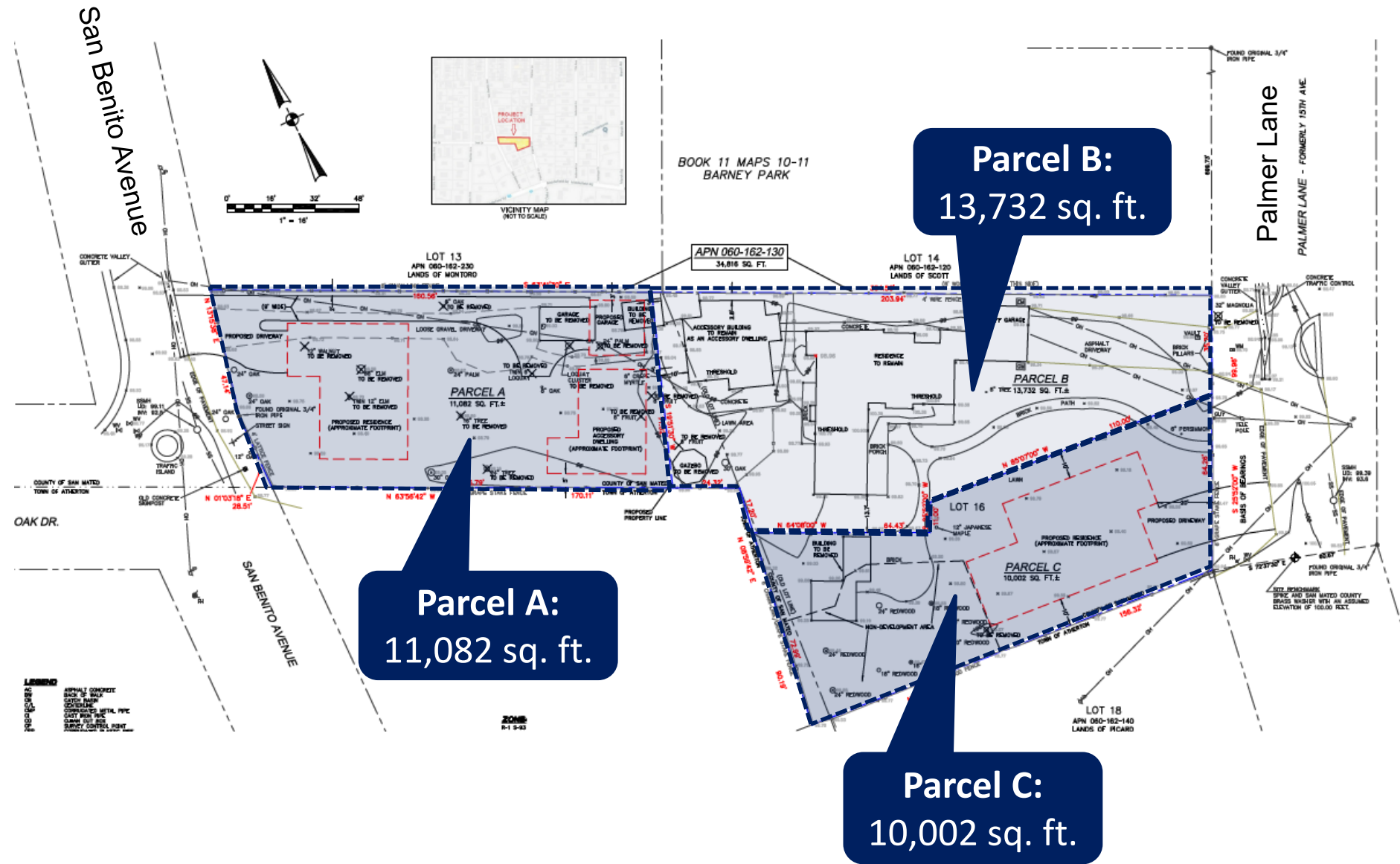
- General Plan Map Amendment
 - *Single-family Residential*
- Zoning Map Amendment
 - *R-1/S-93*
- Minor Subdivision
 - *3 lots*
- Grading Permit
 - *470 cubic yards*
 - *4 significant trees (removal)*





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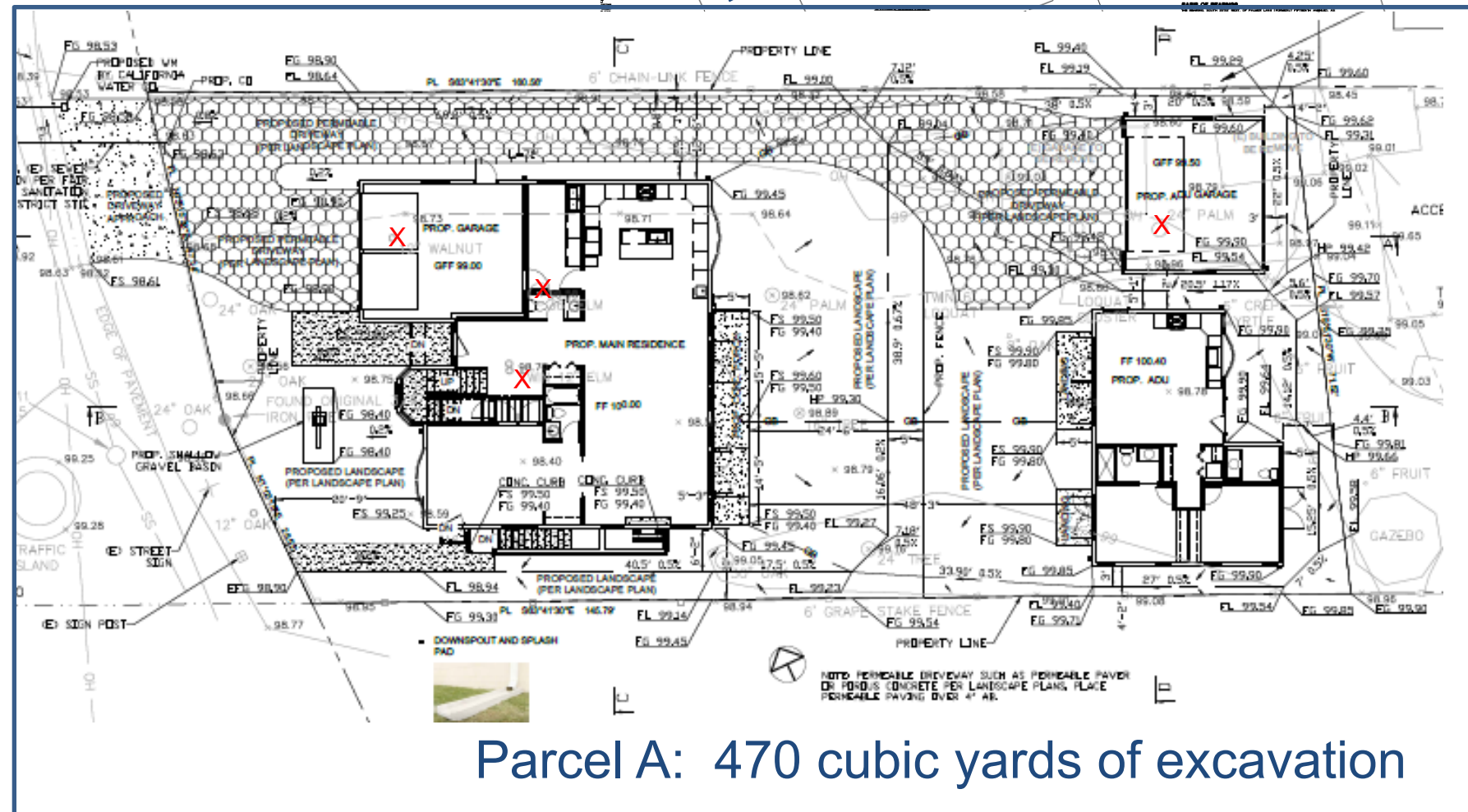
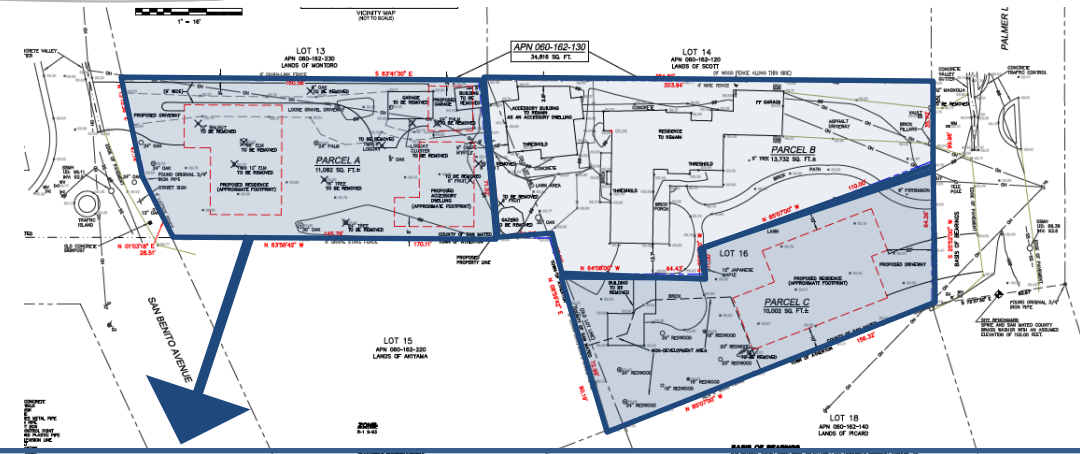
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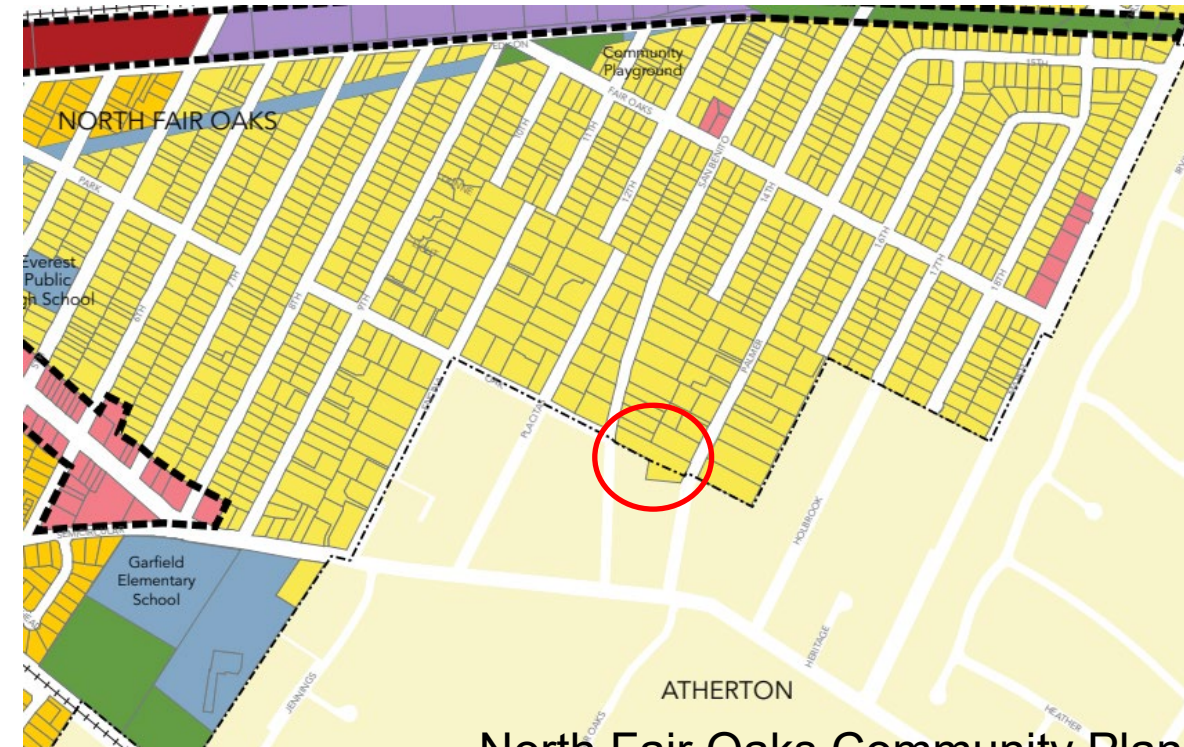




REGULATIONS CONFORMANCE

General Plan/North Fair Oaks Community Plan

- Single-family Residential land use designation (15 – 24 dwelling units/acre)
 - *Proposed density: 3.75 dwelling units/acre (< max 24 dwelling units/acre)*
- Policies
 - *GP Policy 8.30 – Infilling*
 - *NFO Community Plan Policy 2C – Land Use*
 - *NFO Community Plan Policy 2B – Housing*
- General Plan Map Amendment Finding
 - *That the General Plan Land Use Map Amendment is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan.*



North Fair Oaks Community Plan



REGULATIONS CONFORMANCE

Zoning Regulations

- R-1/S-93 (*One-family Residential/ 10,000 sq. ft. lot min.*)

S-93 Zoning Standards				
Standard	Required	Proposed		
		Parcel A (Proposed Residence)	Parcel B (Existing Residence)	Parcel C (Future Potential)
Minimum Average Lot Width	50 ft.	73.5 ft.	53.6 ft.	68.6 ft.
Minimum Lot Area	10,000 sq. ft.	11,082 sq. ft.	13,372 sq. ft.	10,002 sq. ft.
Maximum Development Density	6.0 dwelling units/ net acre (du/na)	4 du/na	3.2 du/na	4.3 du/na
Minimum Front Setback	20 ft.	20 ft., 9 in.	+ 66 ft.	Min. 20 ft.
Minimum Rear Setback	20 ft.	+ 48 ft.	+ 50 ft.	Min. 20 ft.
Minimum Side Setbacks	10 ft.	10 ft.	Right side: 4 ft. (existing non-conforming; no change) Left side: 13 ft., 7 in.	Min. 10 ft.
Maximum Lot Coverage	30%	23%	24%	Max. 30%
Maximum Floor Area	3,900 sq. ft.*	3,669 sq. ft.	2,885 sq. ft.	Max. 3,900 sq. ft.
Maximum Height	30 ft., two habitable stories	30 ft., two habitable stories	< 20 ft., one habitable story	Max 30 ft., two habitable stories
Daylight Plane	Yes	Yes	Yes	Yes
Min. Parking Requirements	2 covered parking spaces (dwelling with 2 or more bedrooms)	2 covered parking spaces	2 covered parking spaces	Min. 2 covered parking spaces

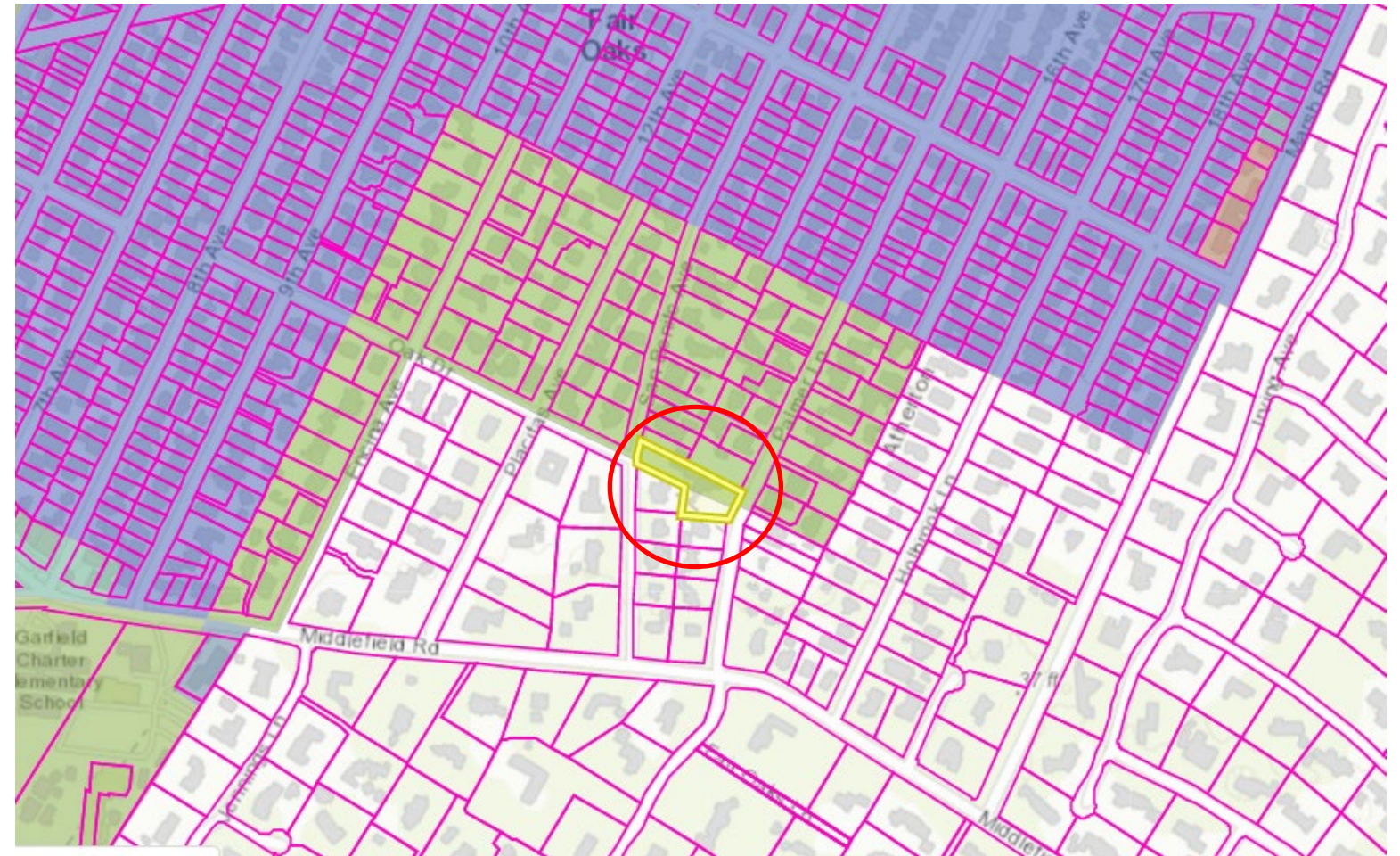
*Maximum Floor Area varies based on lot size: 0.26 (Building site area – 5,000 sq. ft.) + 2,600 sq. ft.



REGULATIONS CONFORMANCE

Zoning Regulations

- Zoning Map Amendment Finding
 - *That the Zoning Map Amendment meets the public necessity, convenience, and the general welfare of the community.*



Zoning Map



REGULATIONS CONFORMANCE

Subdivision Ordinance Findings

- The proposed subdivision, design, and improvements is consistent with applicable general and specific plans.
- The site is physically suitable for the type and proposed density of development.
- The design of the subdivision or type of improvements is not likely to cause substantial environmental degradation; not likely to substantially and avoidably injure fish or wildlife or their habitat; or cause serious public health problems.
- The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of existing requirements.



REGULATIONS CONFORMANCE

Subdivision Ordinance Findings

- The project site is not subject to a Williamson Act Contract; is not located in a very high fire hazard severity zone or state responsibility area; and is not designated open space.
- Consideration has been made as to the effect of the subdivision on the housing needs of the region and the housing needs of the County and are balanced against the public service needs of residents.



REGULATIONS CONFORMANCE

Grading Ordinance Findings

- The granting of the permit will not have a significant adverse effect on the environment.
- The project conforms to the criteria of the Grading Ordinance.
- The project is consistent with the General Plan/North Fair Oaks Community Plan.



ENVIRONMENTAL REVIEW

Initial Study and Mitigated Negative Declaration

- *Public comment period: March 14, 2022 – April 4, 2022*
- *No comments received*

Recommended Mitigation Measures include:

- *Bay Area Air Quality Management District Construction Mitigation Measures*
- *Tree replacement: 1:1 replacement, minimum 15-gallon size stock*



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Board of Supervisors on the proposed General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit, County File No. PLN2018-00271.



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