



North Fair Oaks Community Council

Owner: **Ryan Lai**
Applicant: **Dani Lai**
File Number: **PLN2022-00320**
Location: **413 6th Ave, North Fair Oaks, 94025**
APN: **060-072-170**

Project Description:

Minor Subdivision to subdivide the existing 12,007 sq. ft. parcel into one (1) 6,003 sq. ft. and one (1) 6,004 sq. ft. lot.



INTRODUCTION

- Project Description
- Project Location
- Project compliance
- Recommendation



PROJECT DESCRIPTION

- Subdivide a 12,0007 sq. ft. lot
 - Parcel A – 6,003 sq. ft.
 - Parcel B – 6, 004 sq. ft.
- Demolish existing single-family residence



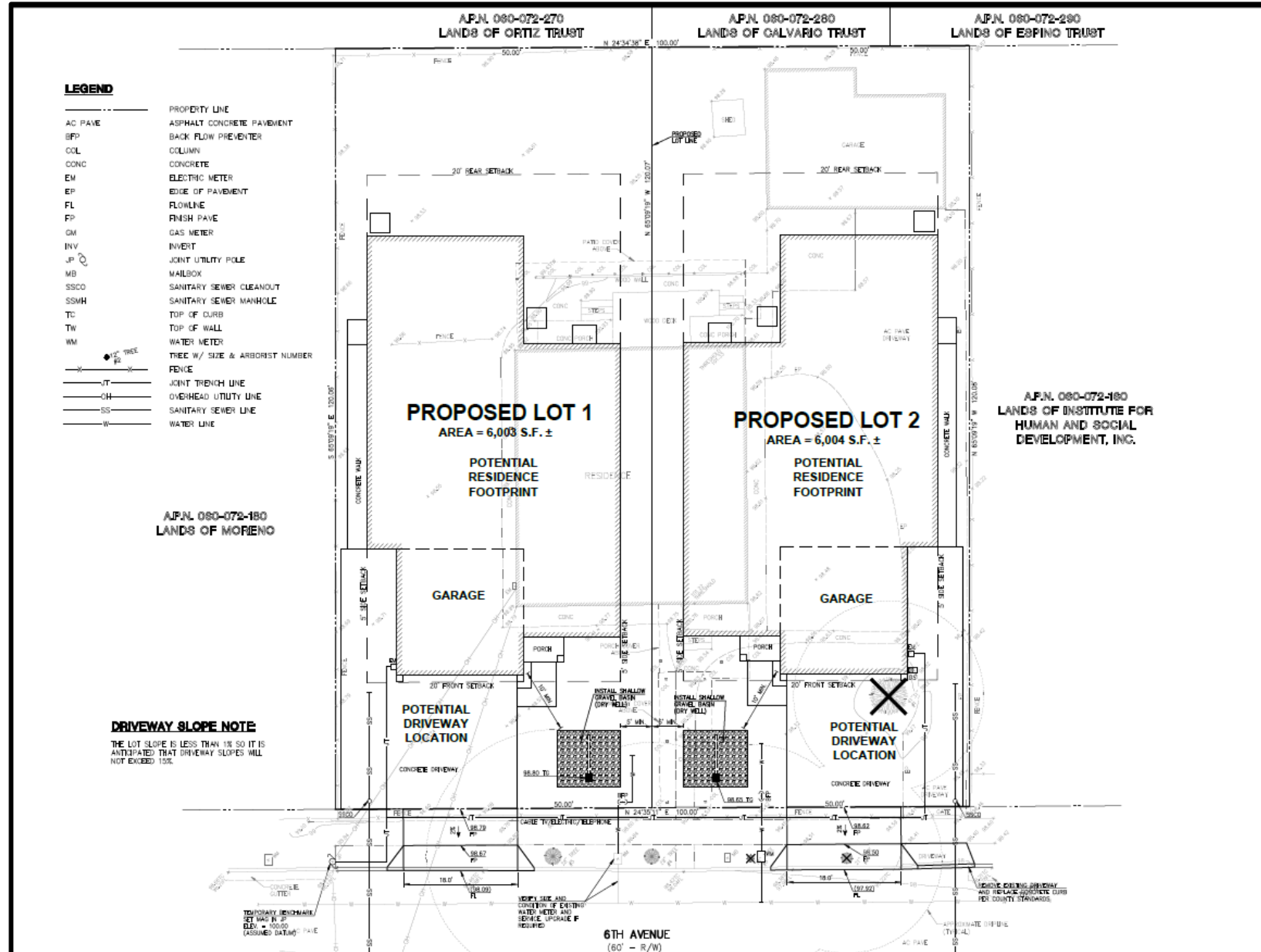
PROJECT LOCATION



PLANNING AND BUILDING DEPARTMENT



EXISTING SITE PLAN





PROJECT COMPLIANCE

- General Plan
 - Conforms with land use designation of Medium Density Residential
- North Fair Oaks Community Plan
 - Consistent with Land Use Designations and Housing policies
- Zoning Regulations
 - Meets all development standards for R-1/S-73
- Subdivision regulations
 - Meets seven required findings



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director for a Minor Subdivision to subdivide the existing 12,007 sq. ft. parcel into one (1) 6,003 sq. ft. and one (1) 6,004 sq. ft. lot.



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