

**Item #1  
LOM 475  
Amendment (AMND 2024-0001)  
Request**

**Planning Commission Meeting  
June 12, 2024**

# Proposed Amendment

- Remove requirement for a minimum residential home size as contained in the previously approved Tentative Parcel map Conditions of Approval (Condition #7)
- The property is located at 1301 East Hickory Avenue in the Single Family Residential (7R1) Zoning District

# Amendment Location



# Background

- On February 14, 1994, the Planning Commission adopted Resolution 94-04 approving LOM 475
- On December 19, 2023, the applicant submitted a Building Permit application to build a 1,040 square foot manufactured home with a 400 square foot detached carport.

# Background

- On January 25, 2024, the Planning Division provided corrections to the applicant on the Building Permit.
- On April 10, 2024, an application to amend Condition of Approval #7 contained in LOM 475 was received.

# Existing Condition of Approval # 7

“As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4. Architectural Review shall be conducted by the Planning Commission. Residences shall not be higher than one story above adjacent grade; all areas and decks below the houses shall be at least partially enclosed; **and dwelling size shall be not less than 2,250 square feet.**”

# **Requested Amendment to Condition of Approval**

## **# 7**

As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4. Architectural Review shall be conducted by the Planning Commission. Residences shall not be higher than one story above adjacent grade; all areas and decks below the houses shall be at least partially enclosed; and dwelling size shall be not less than 2,250 square feet on Lot 4.

# Applicants Request

- The proposed amendment is to delete the minimum dwelling size requirement of 2,250 for Lot 1 from Condition of Approval # 7.
- The applicant has stated that the amendment is needed to reduce the amount and cost of grading that would be needed to accommodate a larger dwelling, and not being able to afford a larger dwelling.





# Existing Conditions

Looking West



Looking North



# Existing Conditions

Looking North



Looking East



# Existing Neighborhood

1317 E Hickory Ave  
3,000 square feet

1325 E Hickory Ave  
5,296 square feet



# Existing Neighborhood

1300 E Hickory Ave, 2,132 square feet



1313 E Hickory Ave, 2,213 square feet



# Existing Neighborhood

1320 E Hickory Ave, 3,636 square feet



Private driveway, easement access to 1301 E Hickory Ave



# Environmental Review

- This action is exempt from environmental review pursuant to Section 15061 (b)(3) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. No further environmental review is required, and a Notice of Exemption will be filed for the project following the Planning Commission's action.

# Staff Recommendation

- Adopt Resolution No. 1004 (24) approving an Amendment to the Conditions of Approval for LOM 475;

or

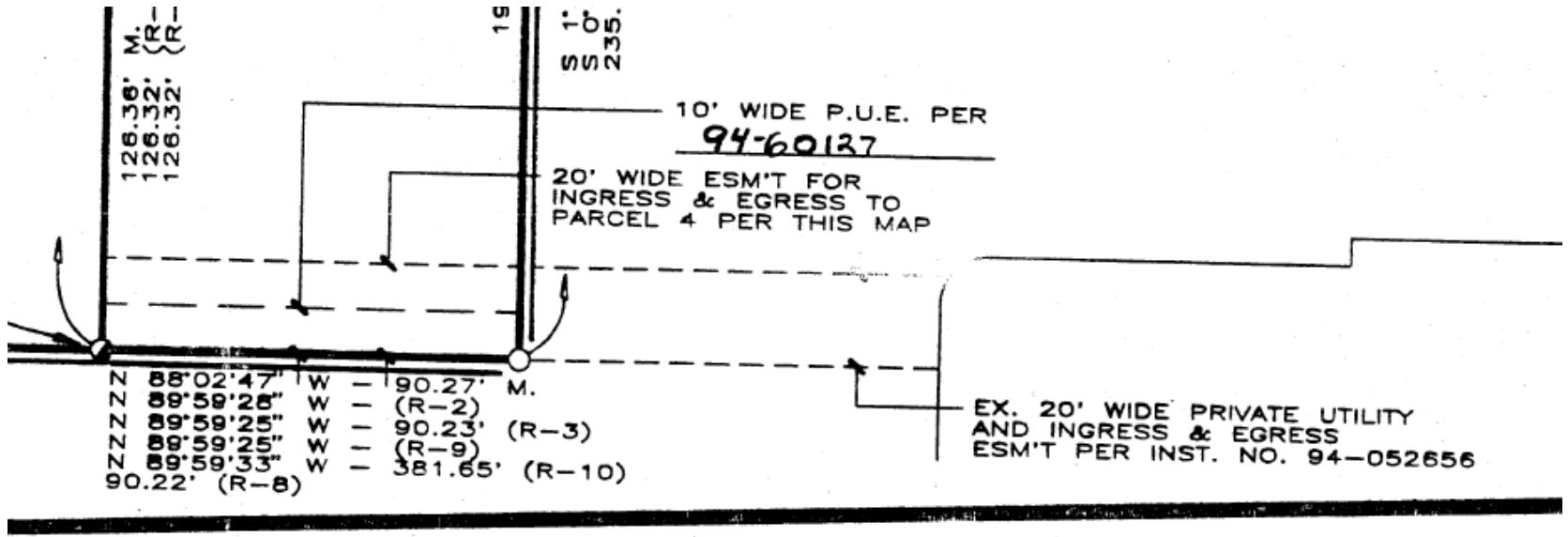
- Adopt Resolution No. 1006 (24) denying an Amendment to the Conditions of Approval for LOM 475;

or

- Provide other direction.



**End of Presentation**



126.39' M.  
126.32' (R-1)  
126.32' (R-1)

19  
S 0° 23' 5"

10' WIDE P.U.E. PER  
94-60137

20' WIDE ESM'T FOR  
INGRESS & EGRESS TO  
PARCEL 4 PER THIS MAP

Z	90.22'	(R-8)			
Z	09° 59' 33"	W	-	381.65'	(R-10)
Z	09° 59' 25"	W	-		
Z	09° 59' 20"	W	-	90.23'	(R-9)
Z	09° 59' 20"	W	-	90.23'	(R-3)
Z	09° 59' 02.47"	W	-	90.27'	(R-2)

EX. 20' WIDE PRIVATE UTILITY  
AND INGRESS & EGRESS  
ESM'T PER INST. NO. 94-052656