



Bridlewood Rebuild

4030 Bridlewood Court

January 16, 2025

Jandon Briscoe, City Planner
Planning and Economic Development

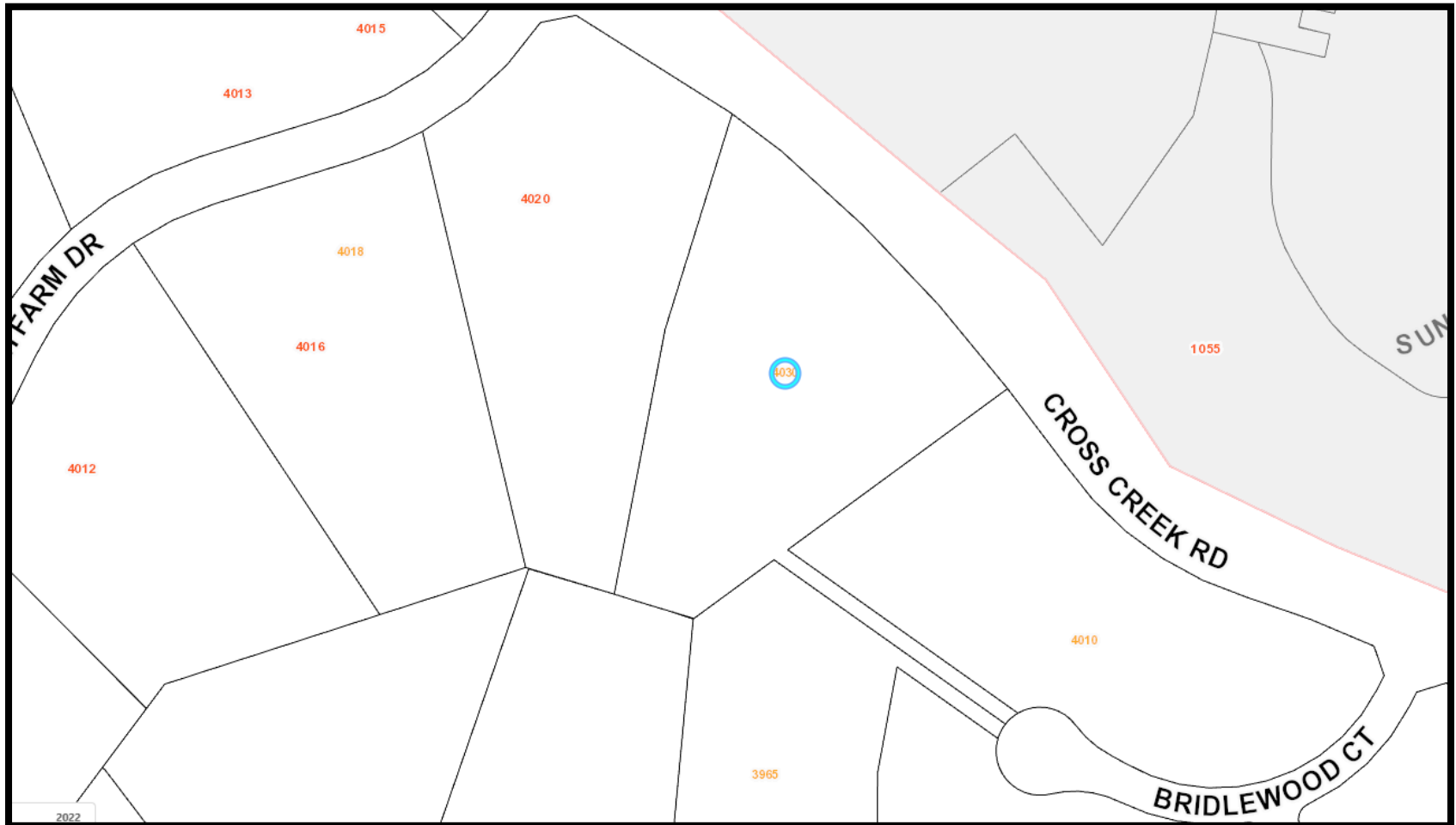
The applicant is proposing to develop this parcel with a two-story, approximately 3640-square foot single-family home.

A Minor Hillside Development Permit is required.

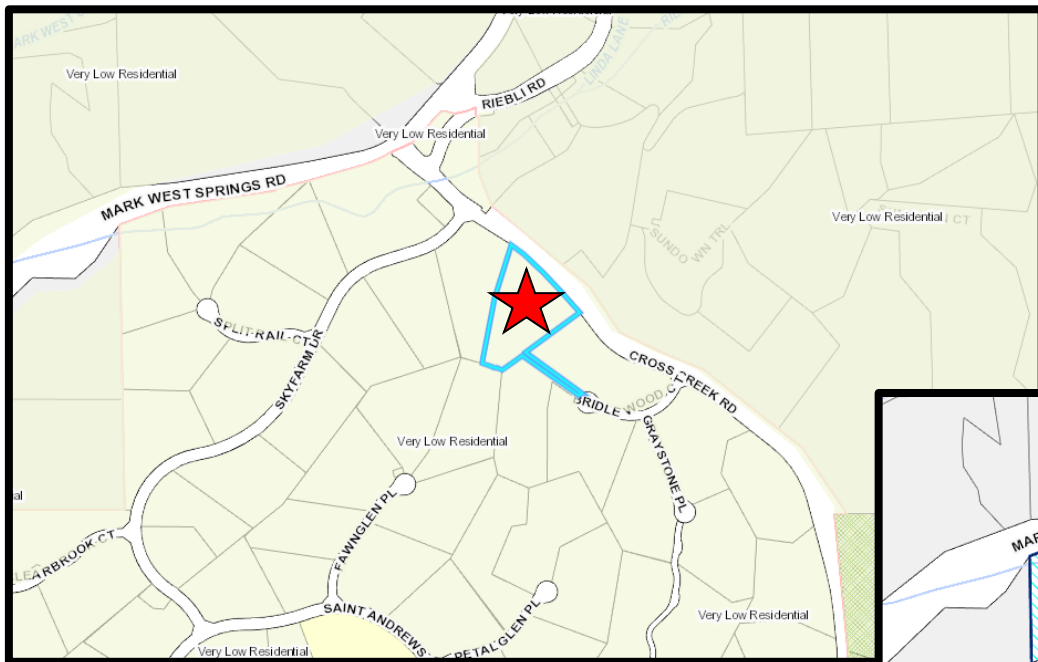




4030 Bridlewood Court

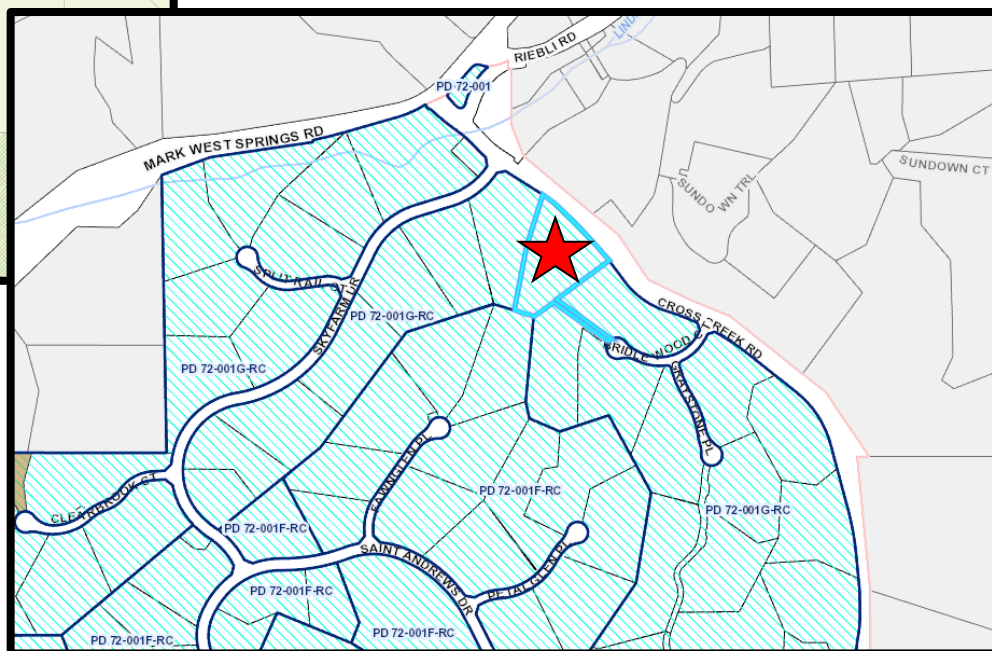


General Plan & Zoning



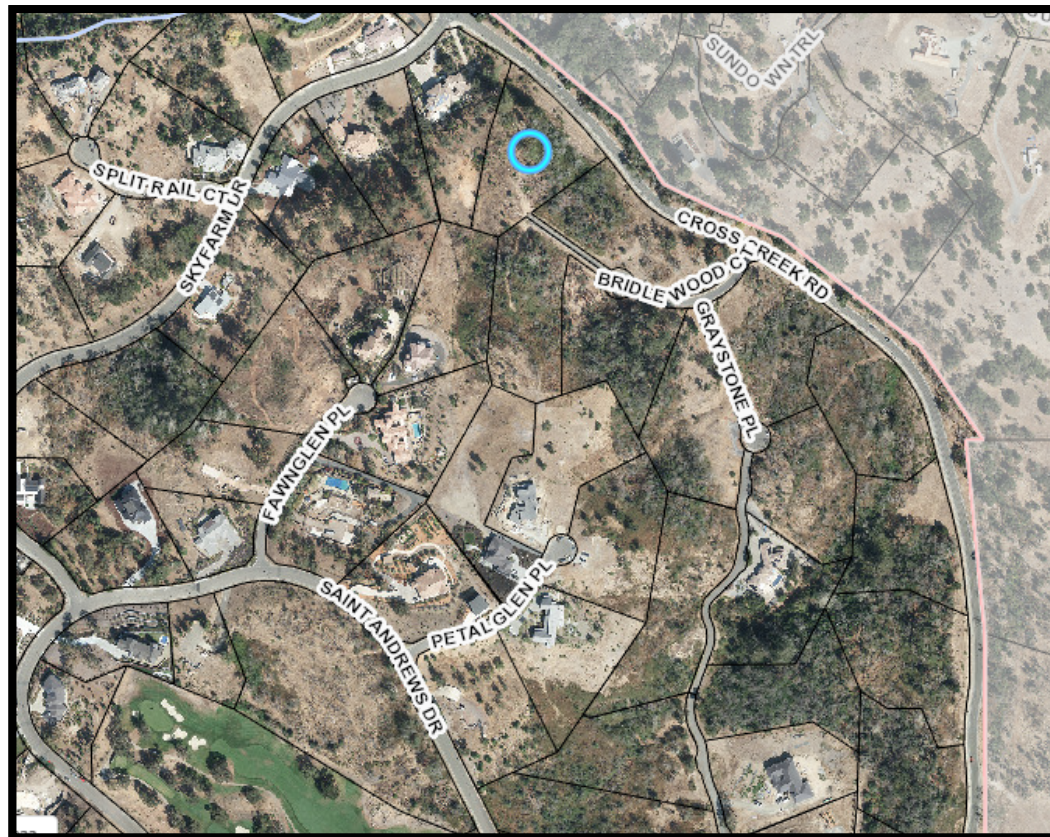
General Plan: Very Low Residential
(Allows residential development at a density of 0.2-2.0 units per acre)

Zoning: PD72-001G-RC (The Skyfarm Planned Development, which is consistent with the General Plan land use designation).



Neighborhood Context

- This property is in an area that was impacted by the 2017 Tubbs Fire; however, the property has never been developed before.
- The project meets all development standards of the Skyfarm Planned Development Policy Statement and applicable sections of the Zoning Code.



Environmental Review

California Environmental Quality Act (CEQA)

- The project has been found in compliance with the California Environmental Act (CEQA). Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt from CEQA because the proposed project consists of one single-family home.

Issues, Public Comment, Conditions & Findings

- There are no unresolved issues as a result of staff review.
- No public comments have been received for this project.
- The applicant has reviewed and accepted all conditions of approval.
- Staff analysis has concluded that all findings can be met.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Hillside Development Permit to allow a two-story single-family home at 4030 Bridlewood Court.

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