

Summerfield Hills Subdivision No.8

Modification of Final Map

5494 and 5530 Newanga Avenue

June 10, 2021

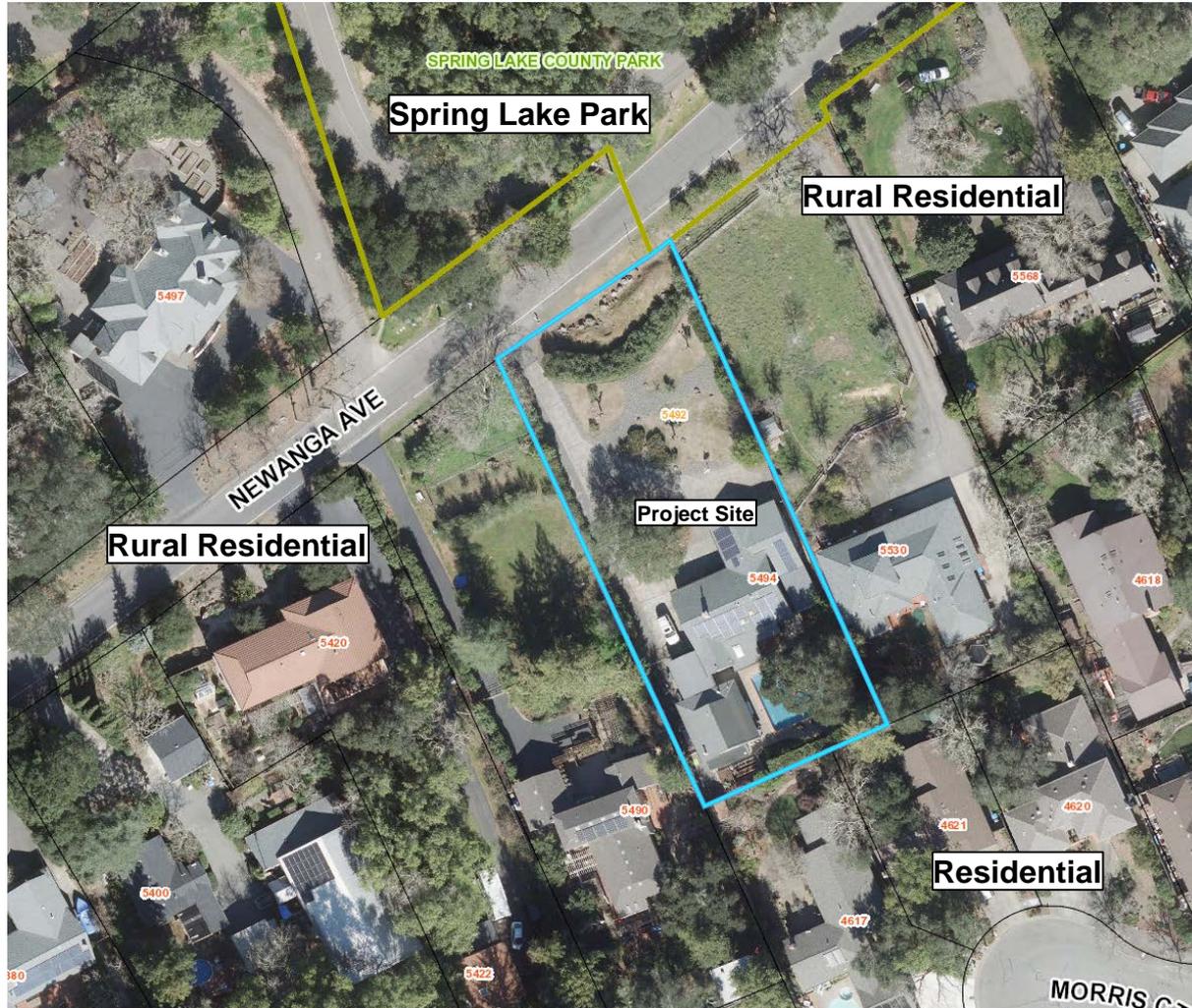
Conor McKay, City Planner
Planning and Economic Development

The proposal includes a request to modify the existing 40' front building setback shown on the Summerfield Hills Subdivision No. 8 Final Map (Book 324, Pages 39-40) to match the 20' front building setback established by the RR-20 zoning district.

Project Location – 3192 Juniper Avenue



Neighborhood Context – 3192 Juniper Avenue



Existing Site Aerial – 5494 and 5530 Newanga





RR-20 (Rural Residential)

- 20' front setback
- 35' max height for primary structures

Public Engagement and Correspondence

One email was received from a neighbor indicating opposition to the project, expressing concerns regarding aesthetics at the entryway of Spring Lake Park.

- That the proposed map is consistent with the general plan and any applicable specific plans as specified in [Government Code](#) Sections 65451 and 66474.5;
- That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City;
- That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision; and
- That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987)

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve the Modification of Final Map proposed for the Summerfield Hills Subdivision, which would modify the existing 40' front building setback shown on the Summerfield Hills Subdivision No. 8 Final Map (Book 324, Pages 39-40) to match the 20' front building setback established by the RR-20 zoning district.

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