



# Deauville Rebuild

3731 Deauville Place

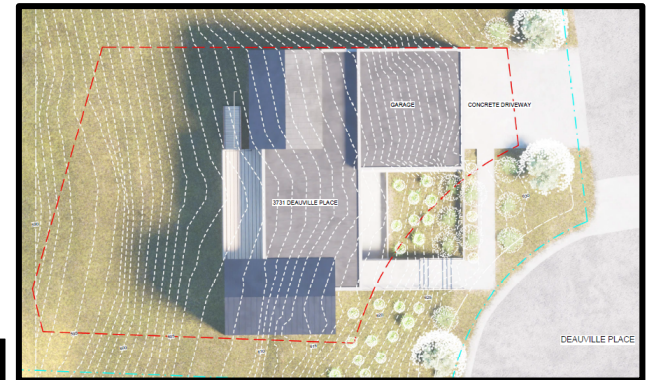
November 7<sup>th</sup>, 2024

Jandon Briscoe, City Planner  
Planning and Economic Development

Split-level, two story rebuild that is 10% larger than the pre-fire structure.

Required Entitlements:

- Hillside Development

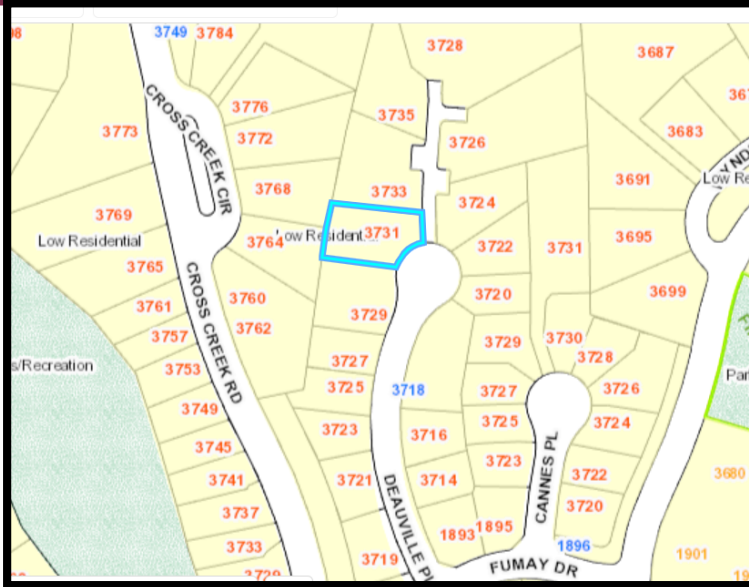


Landscape Plan

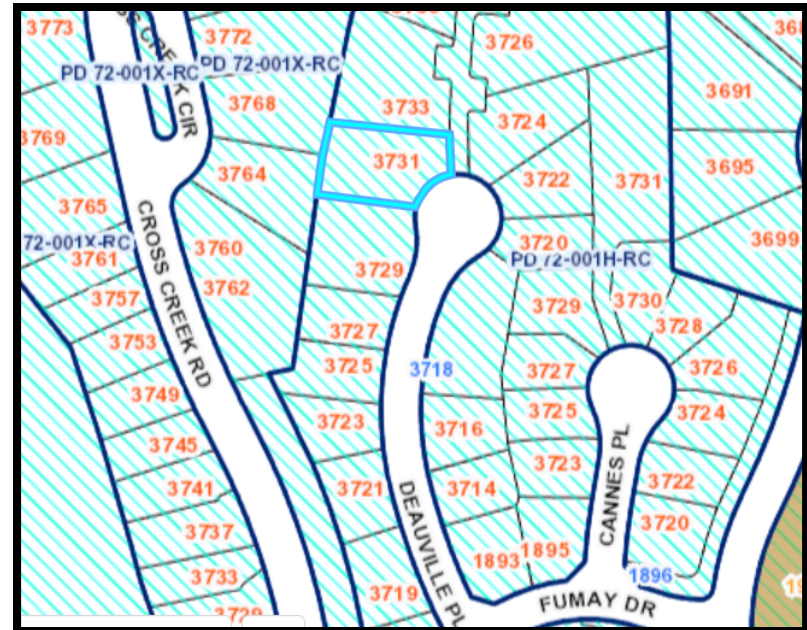


# Neighborhood Context

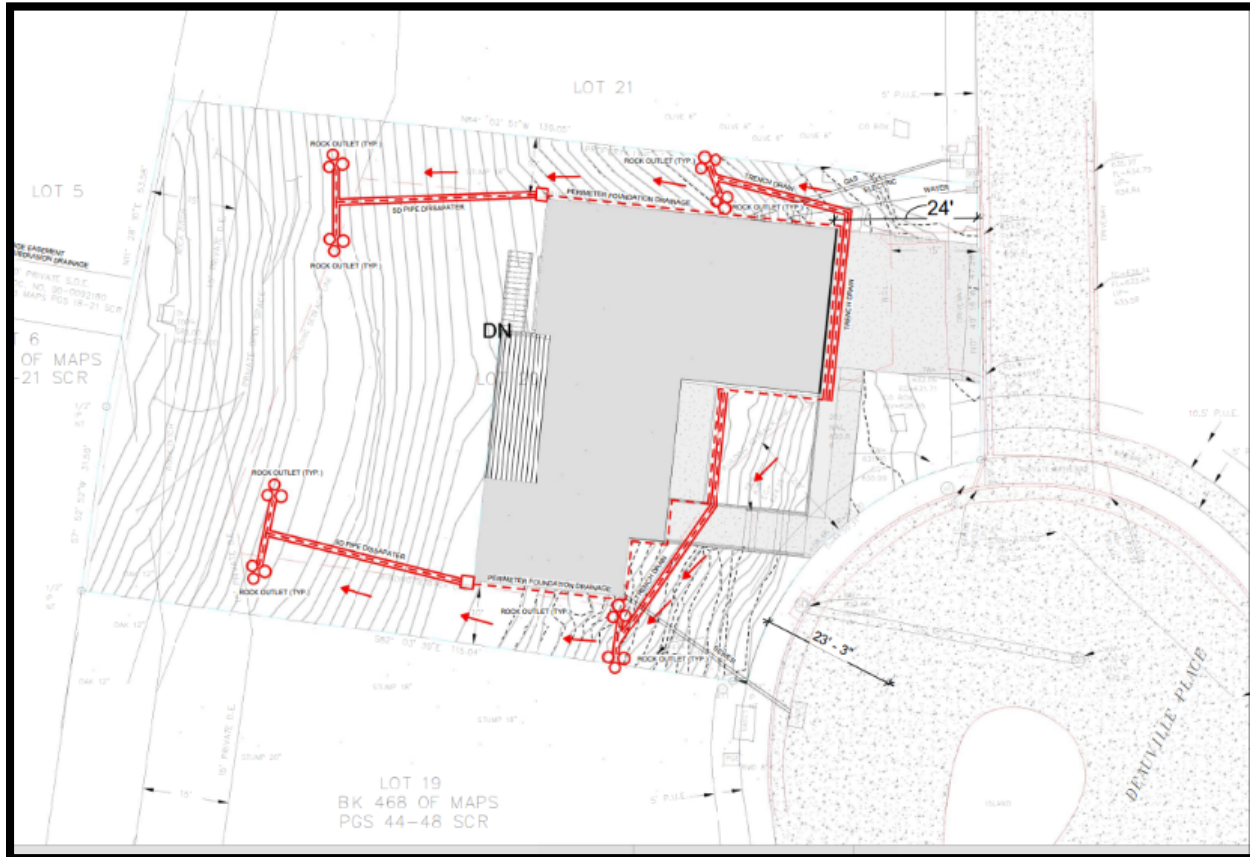




## General Plan: Low-Density Residential



Zoning: PD72-001H-RC



# Environmental Review

## California Environmental Quality Act (CEQA)

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- Categorically Exempt
  - 15303- The proposed project consists of one single-family dwelling.

- There are no unresolved issues as a result of staff review.
- No public comments have been received to date.
- 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 minor Hillside Development Permit to allow a split-level, two story rebuild at 3731 Deauville Place.

Jandon Briscoe, City Planner  
Planning and Economic Development  
[jbriscoe@srcity.org](mailto:jbriscoe@srcity.org)  
(707) 543-3236