

STAFF REPORT

SDN 21-67: 239 North Walnut Avenue Tentative Parcel Map
APPLICATION NUMBER

J.B. Anderson Land Use Planning
APPLICANT/PROPERTY OWNER

September 16, 2021
PUBLIC HEARING DATE

239 N. Walnut Ave., Manteca, CA 95337
PROPERTY ADDRESS/LOCATION

BRIEF SUMMARY OF REQUEST

Request to approve a Tentative Parcel Map to divide the existing 0.38-acre parcel into 2 parcels of similar size.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
Limited Multiple-Family Dwelling (R-2)	Existing single-family home and detached garage	N: CN, commercial E: R-2, residential S: R-2, residential W: CN, commercial		0.38 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the GENERAL PLAN

This project is consistent with the City of Manteca General Plan requirements for properties with the Medium Density Residential land use designation.

PROPERTY HISTORY

Property is currently developed with a single-family home and a detached garage.

COMPATIBILITY with the ZONING ORDINANCE

Zoning for this property is "Limited Multiple-Family Dwelling." The proposed development is consistent with the requirements for this zoning district.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

1. PC Resolution 1576

2. Site Plan

3. Conditions