



Planning Commission

March 2, 2023

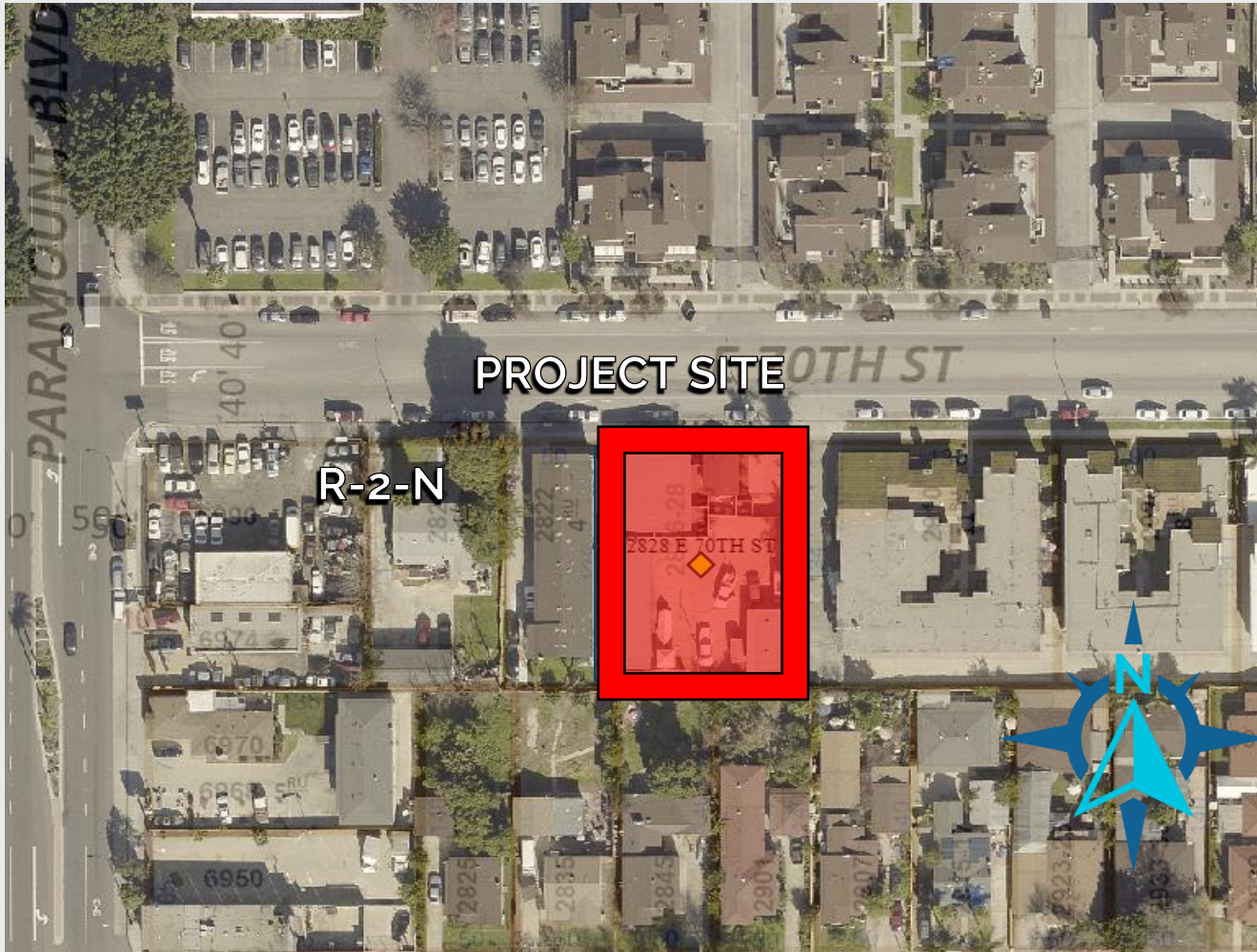
2828 E. 70th street

Tentative Parcel Map

Application No. 2208-03 (TPM22-003)

2828 E. 70th street

Location & Site Info



- **Location** – 2828 E. 70th street
- **Zoning** – Residential Two Family Zone (R-2-N)
- **Land Use PlaceType**– Founding and Contemporary Neighborhood (FCN/2 ST)
- **Site Area** – 13,238 Square Feet (proposed to be subdivided into 6,698 s.f. lots)
- **Current Development** – Existing duplex, detached studio unit, garages
- **Surrounding Land Uses**
 - **North** – Residential (In Paramount)
 - **South** – Residential
 - **East** – Residential
 - **West** – Residential

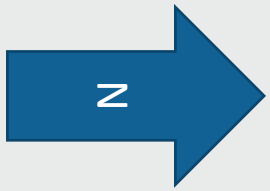
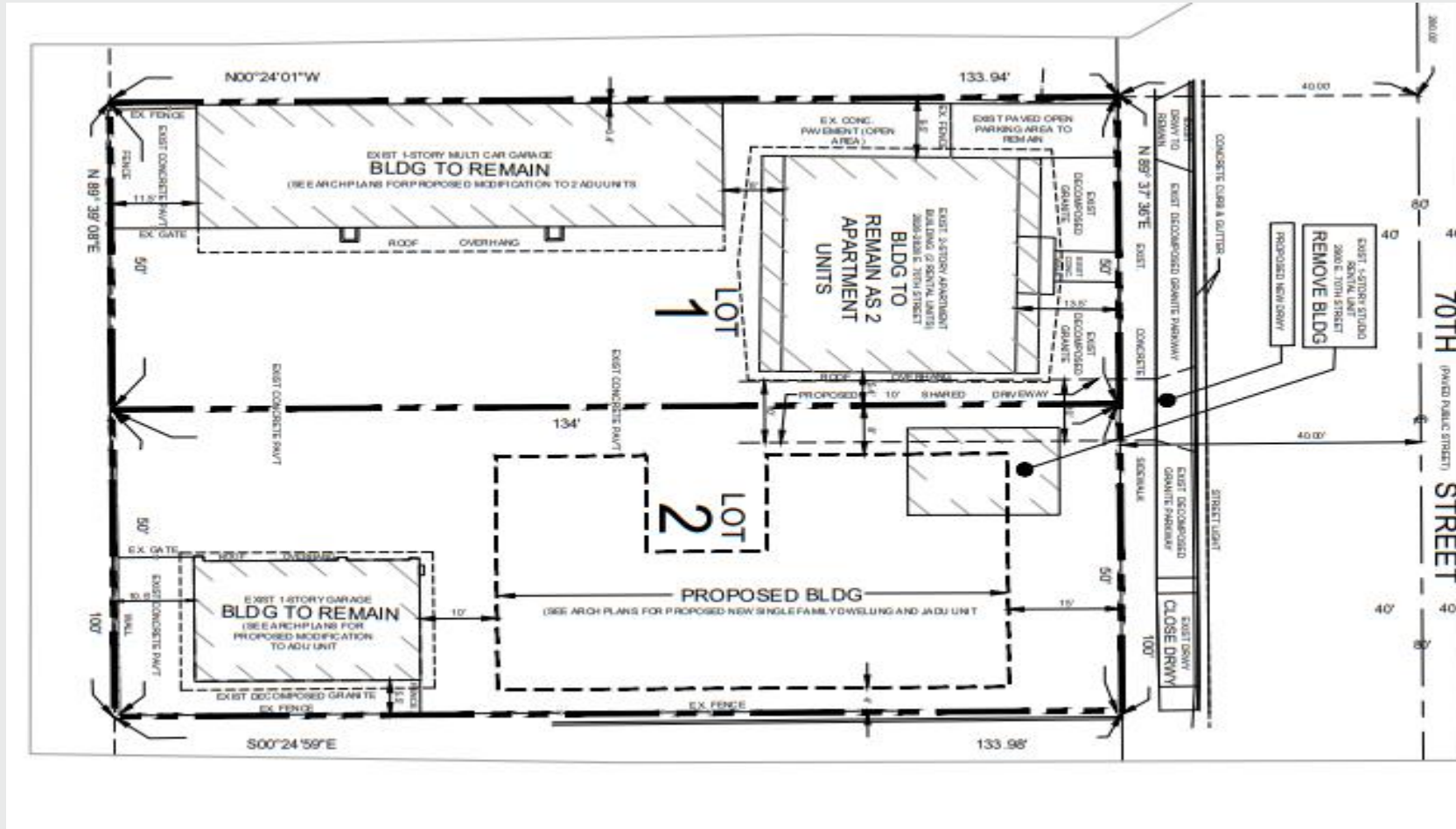
2828 E. 70th street

Existing Conditions



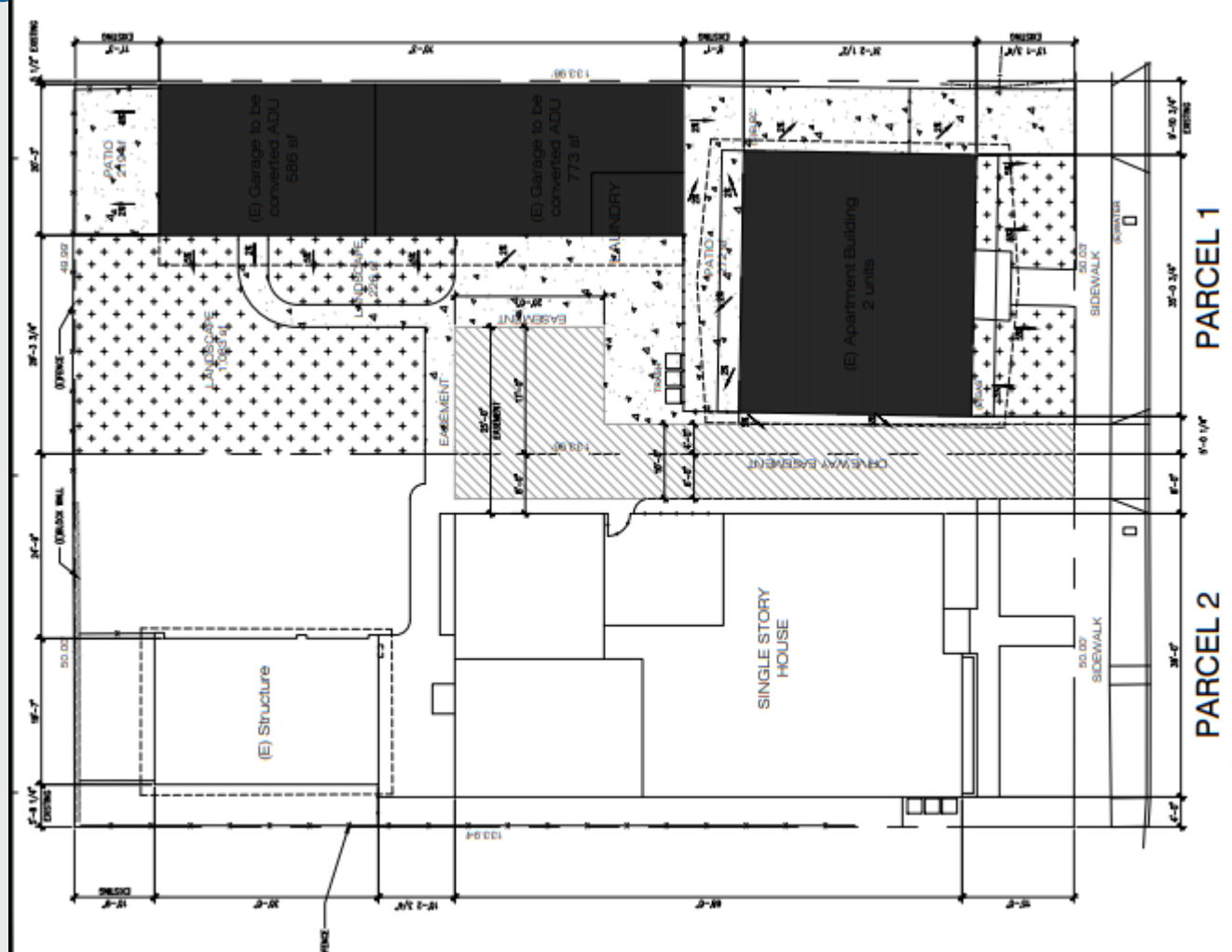
2828 E. 70th street

Project Proposal

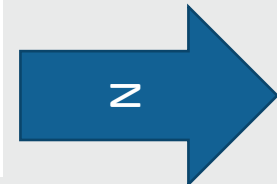


2828 E. 70th street

Project Proposal

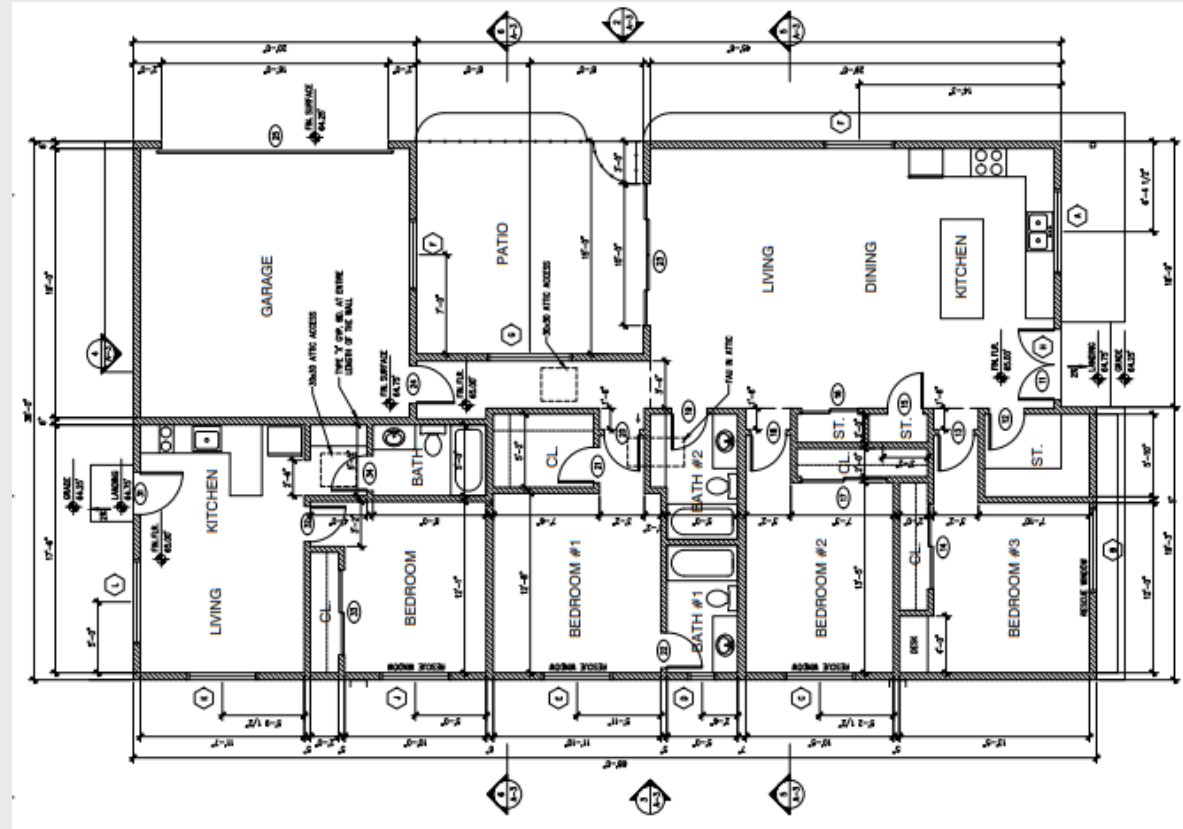
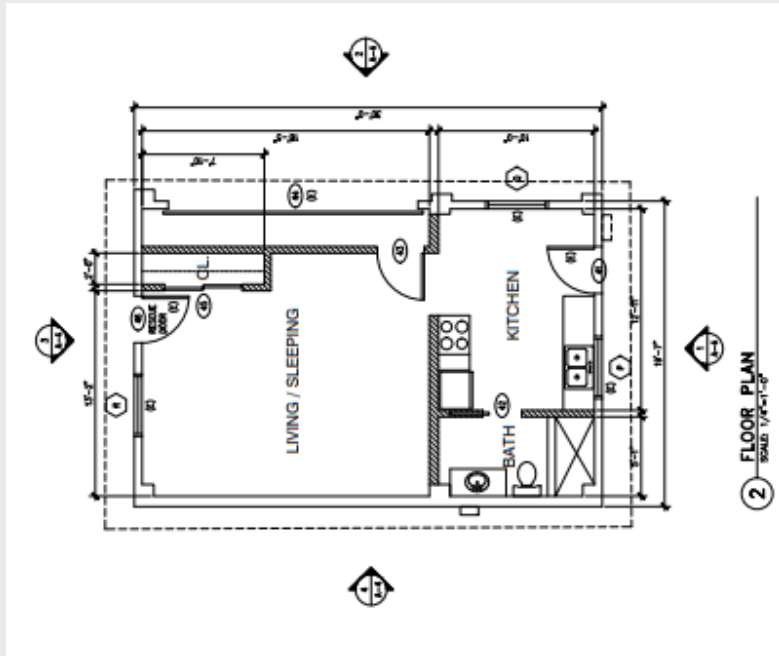


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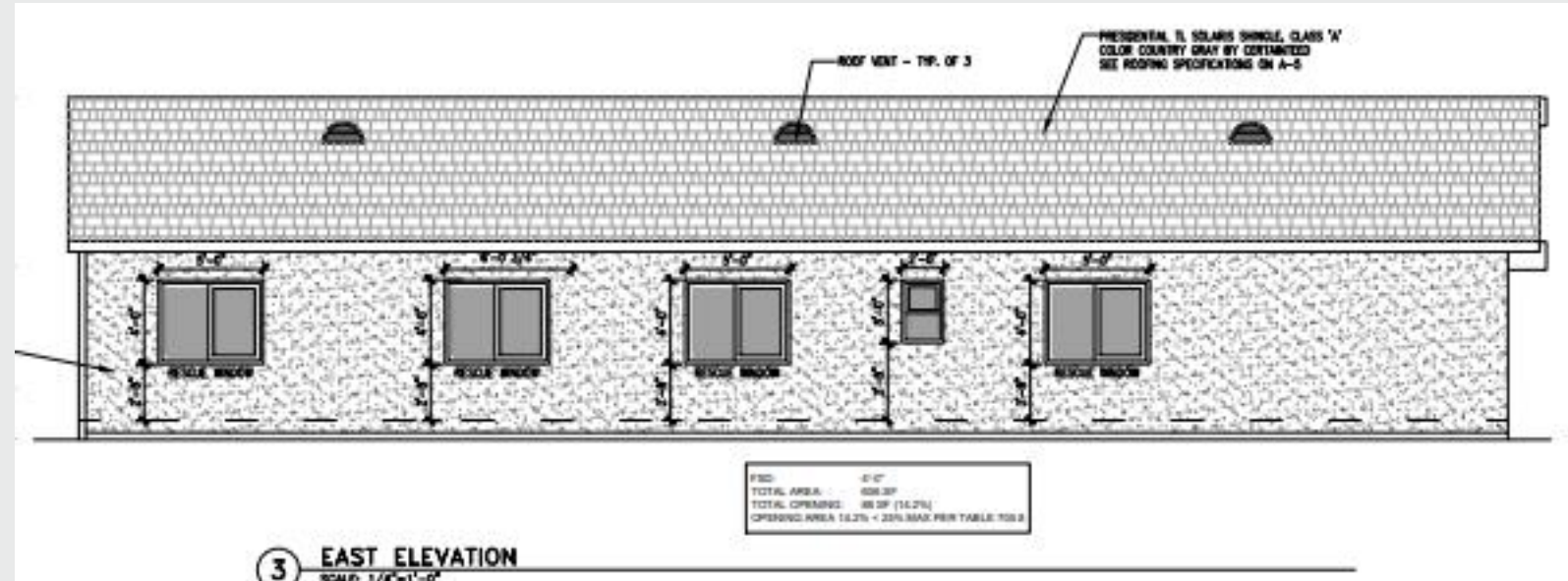
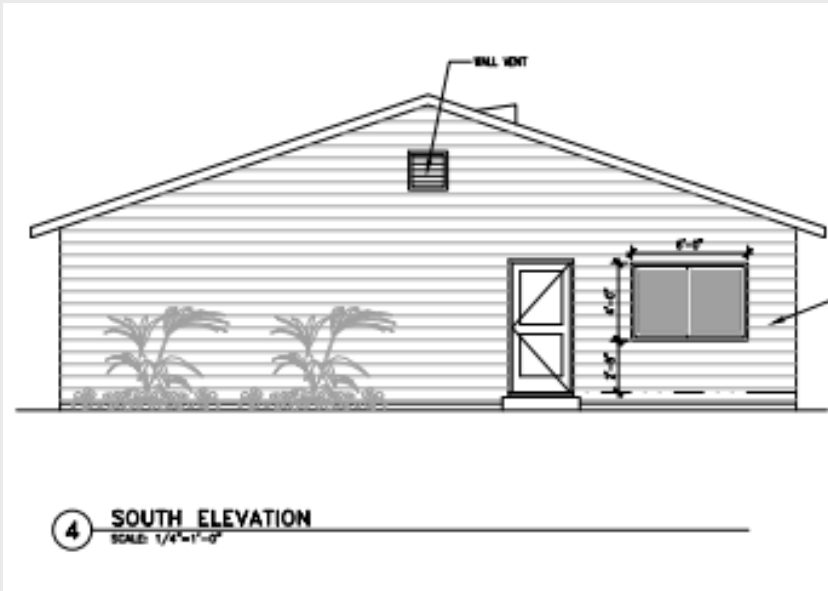
2828 E. 70th street

Project Proposal



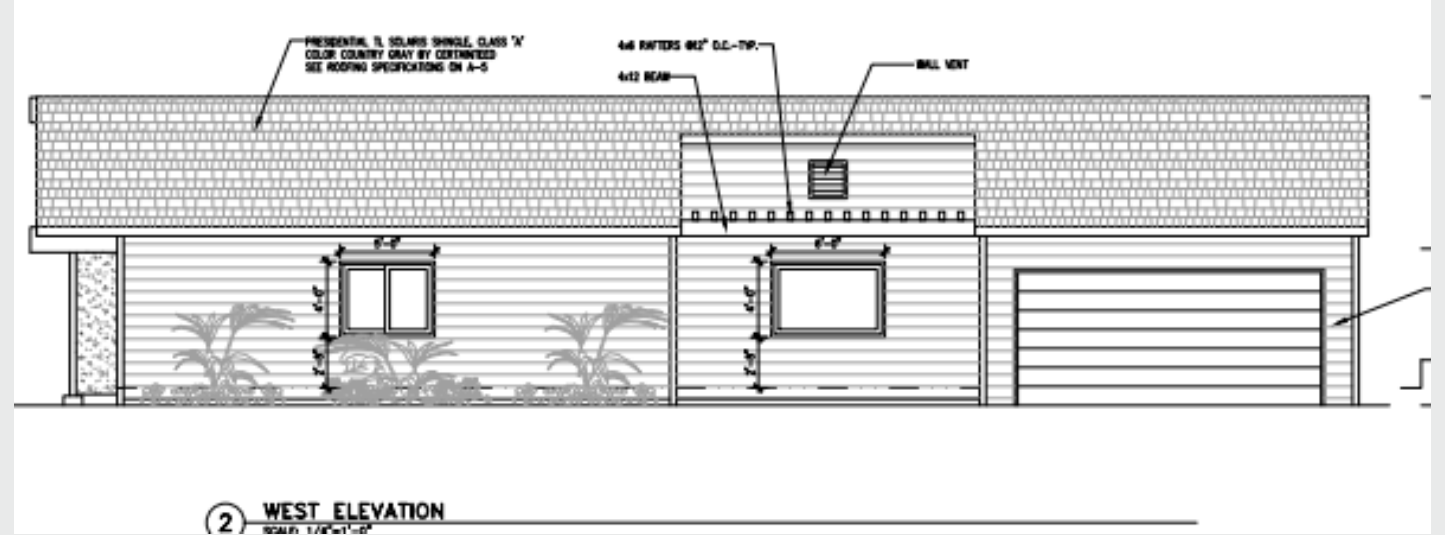
2828 E. 70th street

Project Proposal



2828 E. 70th street

Project Proposal



7250 E. Carson Street

Noticing, Conditions, CEQA

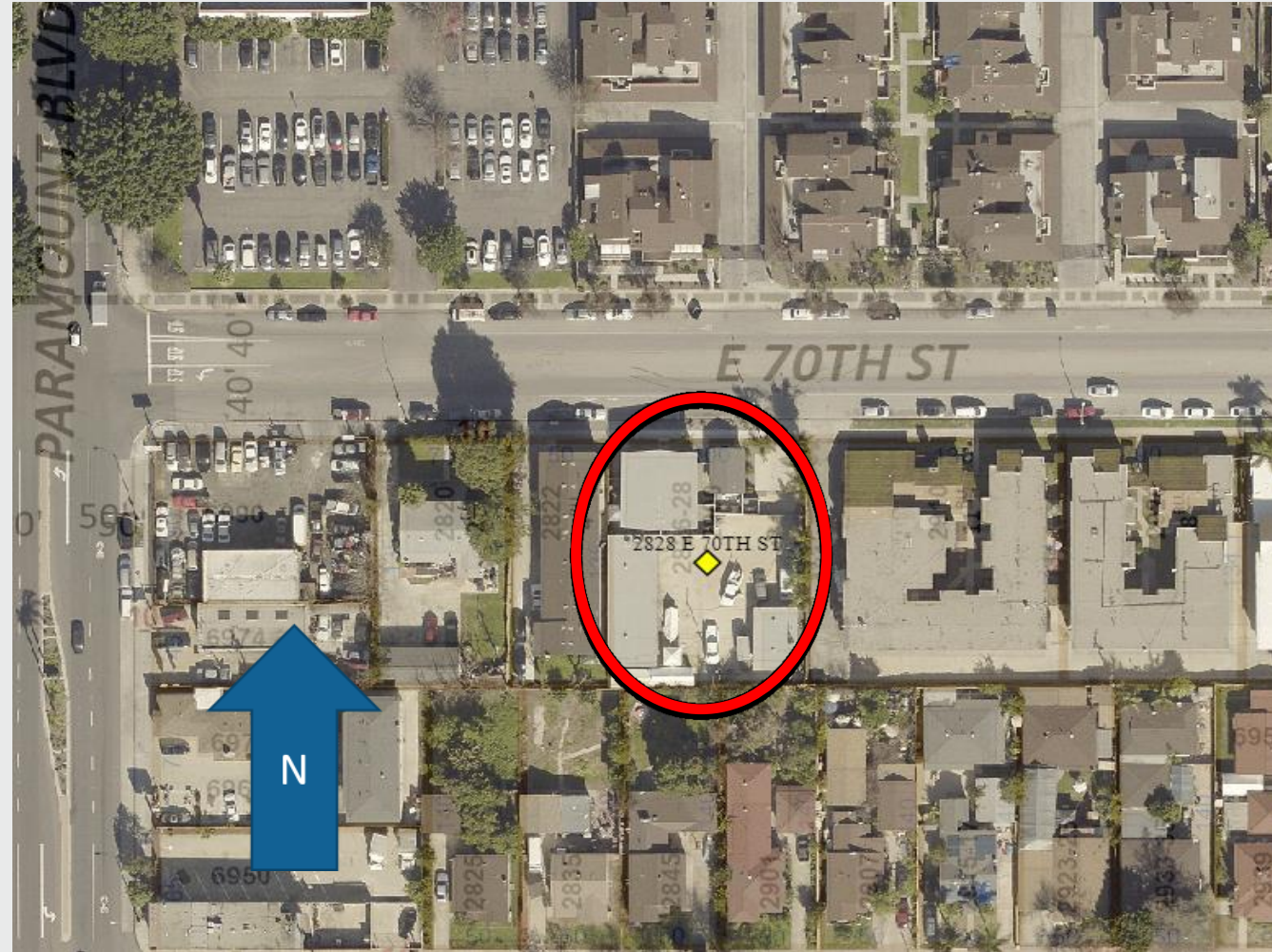
- Noticing was carried out on February 13, 2023 to 115 property owners and at the subject site. No comments have been received at this time.
- The project includes standard conditions of approval for land subdivisions, as well as conditions to ensure adherence to the no net loss ordinance and proper development of the site .
- The proposed project is exempt from CEQA per the In-Fill development (Section 15332) exemption.



2828 E. 70th street

Required Findings

- The proposed map is consistent with the General Plan and Zoning.
- The site is appropriate for the type and density of development
- Currently developed site so no environmental damage.
- No impact on health and safety
- No conflict with public easements.
- Additional findings for a Waived Parcel Map can also be made in the affirmative.





Thank you

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