



NORTH FAIR OAKS COMMUNITY COUNCIL

Owner: Rona Maskin / Sam Sadghian

Applicant: Sam Sadghian

File Number: PLN2024-00269

Location: 543 Encina Avenue, North Fair Oaks

APN: 060-153-030

Project Description:

Consideration of a Minor Subdivision to allow for the subdivision of a 20,120.94 square foot parcel into two parcels (Lot 1: 10,059.82 sq. ft. and Lot 2: 10,061.12 sq.ft.). The existing parcel is developed with a single-family home that is proposed to be demolished as part of this application.



PROJECT PROPOSAL

- Proposal for a standard Minor Subdivision. To create two lots where currently one exists.
- No development is proposed at this time.
- Existing single-family residence on the current parcel will be required to be demolished prior to the final recording of the subdivision map.



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257

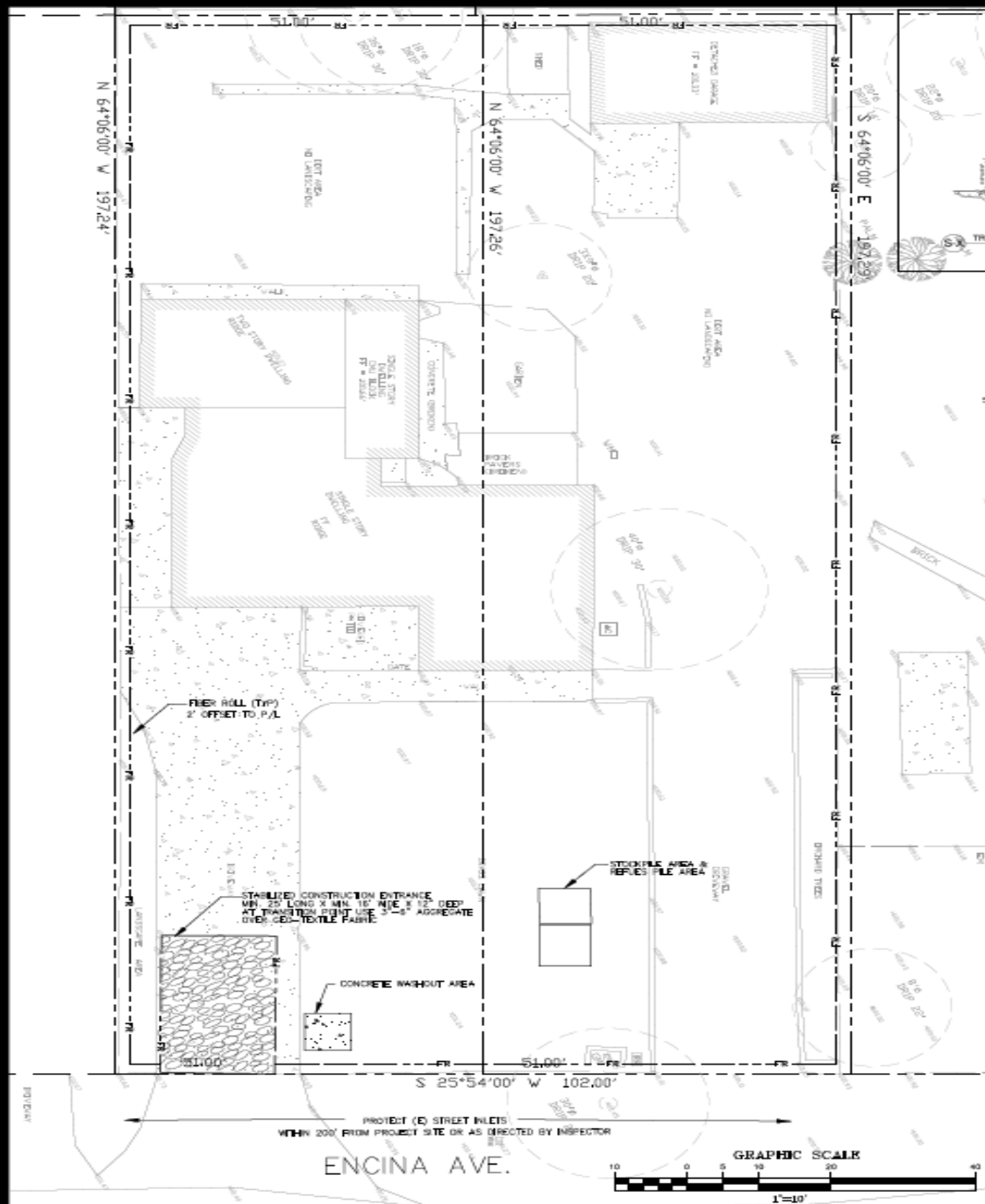


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

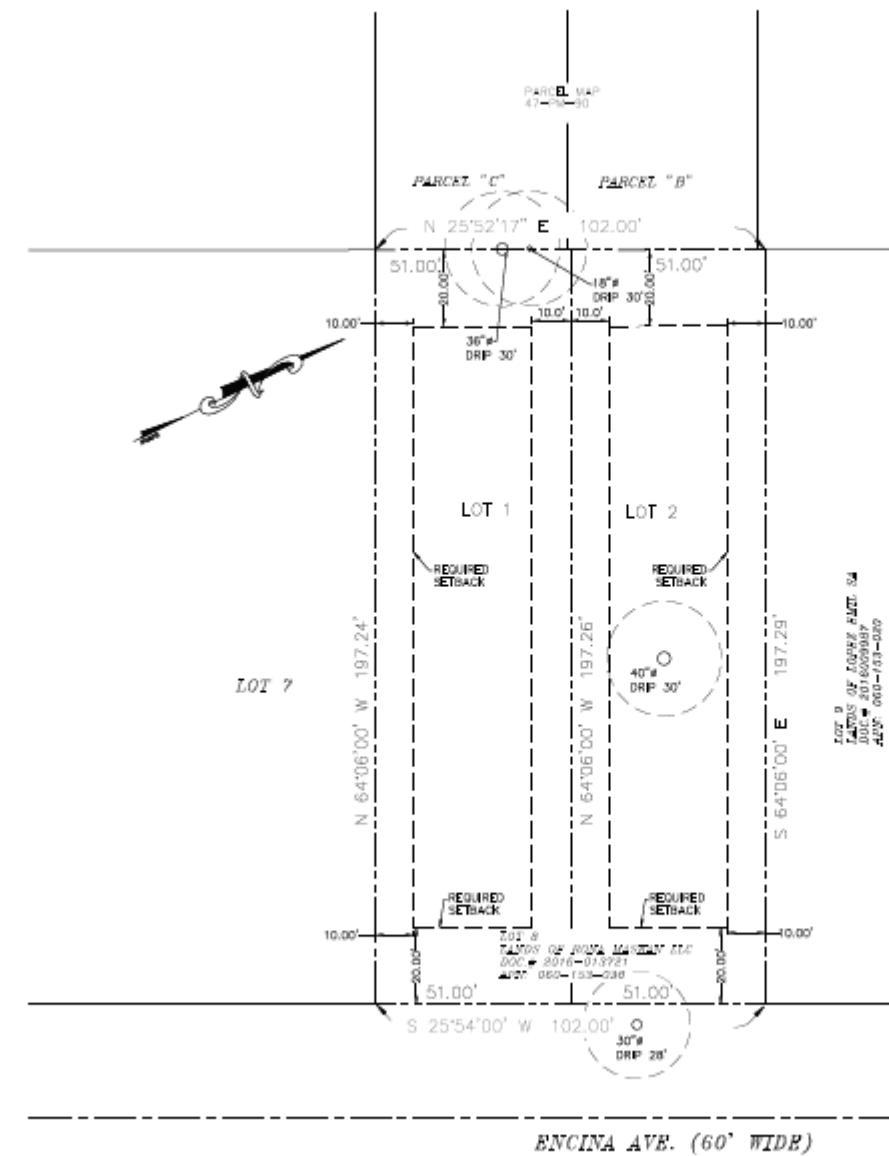
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Street View Picture





Existing Parcel
Situation



Proposed Parcels
Situation



Project conformity

- General Plan /North Fair Oaks Community plan
- Land Use: Complies with NFO Community Plan density for area of 15 to 24 dwelling units per acre.
 - For single-family residential zone.
- Zoning Regulation: S-93 Development Standards.
 - Minimum 10,000 sq. ft. parcel size. Project complies.
 - Future ability to develop.



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Director of Planning and Building approving of the proposed Minor Subdivision to allow for the existing 20,120.94 sq ft. parcel to be spit into two parcels of 10,059.82 sq ft. and 10,061.12 sq ft. respectively.



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