



## Legislation Details (With Text)

<b>File #:</b>	18-312	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	5/1/2018	<b>In control:</b>		Planning Commission	
<b>On agenda:</b>	5/9/2018	<b>Final action:</b>			
<b>Title:</b>	<p>2. Change of Zone (ZONE 6154-2016) &amp; Conditional Use Permit (CUP 9774-2018) Project Address: 1538 S. Towne Avenue Project Applicant: Hung Kwan Ku Project Planner: Vinny Tam, Associate Planner Council District: CC District No. 3 A request to change the zoning district from R-1-6,000, Single-family residential district to R-1-E Overlay, Single-family residential overlay district for a property located at 1538 South Towne Avenue. The request also includes a proposal to allow for the construction of two detached single-family structures, construction of a five car garage as well as associated site improvements. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303, (Class 3 - New Construction or Conversion of Small Structures).</p> <p>Recommendation: Staff recommends that the Planning Commission recommend City Council approval for Change of Zone (ZONE 6154-2016) and Conditional Use Permit (CUP 9774-2018), subject to conditions.</p>				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Report, 2. Attachment 1 - Draft PC Resolutions ZONE-6154-2016, 3. Attachment 1a - Draft PC Resolutions ZONE-6154-2016 Exhibit A&B, 4. Attachment 1b - Draft PC Resolutions CUP-9774-2018, 5. Attachment 2 - Location Map and Aerial Photograph, 6. Attachment 3 - Project Conceptual Plans, 7. Attachment 4 - Public Hearing Notice and 400' Radius Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### 2. Change of Zone (ZONE 6154-2016) & Conditional Use Permit (CUP 9774-2018)

Project Address: 1538 S. Towne Avenue

Project Applicant: Hung Kwan Ku

Project Planner: Vinny Tam, Associate Planner

Council District: CC District No. 3

A request to change the zoning district from R-1-6,000, Single-family residential district to R-1-E Overlay, Single-family residential overlay district for a property located at 1538 South Towne Avenue. The request also includes a proposal to allow for the construction of two detached single-family structures, construction of a five car garage as well as associated site improvements. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303, (Class 3 - New Construction or Conversion of Small Structures).

### Recommendation:

Staff recommends that the Planning Commission recommend City Council approval for Change of Zone (ZONE 6154-2016) and Conditional Use Permit (CUP 9774-2018), subject to conditions.