



Legislation Details (With Text)

File #: 19-1462 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Agenda Ready
File created: 5/21/2019 **In control:** Planning Commission
On agenda: 6/12/2019 **Final action:**
Title: 1. Change of Zone (ZONE 11492-2019) and Variance (VAR 11494-2019)

Project Address: 261 S. Caswell Street

Project Applicant: Silvia Gehna

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 2

A request for a Change of Zone (ZONE 11492-2019) from M-1 (Light Industrial) to R-1-6,000 (Single Family Residential) and a Major Variance (VAR 11494-2019) to deviate from the population density, and the front and rear yard setbacks requirements of the R-1-6,000 District for a property located at 261 S. Caswell Street. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, 15303 (a); and a General Rule Exemption pursuant to Article 5, 15061(b)(3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions recommending the City Council approve Change of Zone (ZONE 11492 -2019) and Variance (VAR 11494-2019), subject to conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 - Draft PC Resolution for Change of Zone, 3. Attachment 2 - Draft PC Resolution for Variance, 4. Attachment 3 – Location Map & Aerial Photograph, 5. Attachment 4 - Change of Zone Map Exhibit, 6. Attachment 5 - Project Plans, 7. Attachment 6 - Public Hearing Notice & Radius Map

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

1. Change of Zone (ZONE 11492-2019) and Variance (VAR 11494-2019)

Project Address: 261 S. Caswell Street

Project Applicant: Silvia Gehna

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 2

A request for a Change of Zone (ZONE 11492-2019) from M-1 (Light Industrial) to R-1-6,000 (Single Family Residential) and a Major Variance (VAR 11494-2019) to deviate from the population density, and the front and rear yard setbacks requirements of the R-1-6,000 District for a property located at 261 S. Caswell Street. *Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the criteria for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption pursuant to Article 19, 15303 (a); and a General Rule Exemption pursuant to Article 5, 15061(b)(3) which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.*

Therefore, no further environmental review is required.

Recommendation:

The Planning Division recommends the Planning Commission adopt the attached draft Resolutions recommending the City Council approve Change of Zone (ZONE 11492 -2019) and Variance (VAR 11494-2019), subject to conditions.