



## Legislation Details

**File #:** 21-1091      **Version:** 1      **Name:**  
**Type:** Public Hearing      **Status:** Agenda Ready  
**File created:** 2/1/2021      **In control:** Planning Commission  
**On agenda:** 2/10/2021      **Final action:**

**Title:** 1. Tentative Tract Map No. 83141 (TRACTMAP 13947-2020) (Continued from January 27, 2021)  
Project Address: 875 W. Orange Grove Ave.  
Project Applicant: Crestwood Communities  
Project Planner: Vinny Tam, Senior Planner  
Council District: District No. 1

A request to subdivide a 3.60 acre site under a Tentative Tract Map for condominium purposes in association with the development of 33 detached, two-story, single-family residential units, as well as on-site and off-site improvements including, utilities, private streets, and private and common open space. In compliance with the California Environmental Quality Act (CEQA) guidelines, staff has determined that the proposed project meets the criteria for an exemption under Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) of CEQA. The proposed project is consistent with the City's General Plan; the proposed project will not result in any peculiar impacts that were not identified as a significant impact under the 2014 General Plan Update EIR (GPU EIR); the project site has no value as habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment that were not identified as significant in the GPU EIR; the proposed project will not result in a potentially significant offsite impact or cumulative impact not discussed in the GPU EIR; the proposed project will not result in a more severe impact due to substantial new information that was not known at the time the GPU EIR; and the site can adequately be served by all required utilities and public services. Therefore, no further action is required and a Notice of Determination (Section 15094) will be filed indicating that the project is eligible for an exemption under CEQA Guidelines Section 15183.

**Recommendation:**

Staff recommends that the Planning Commission adopt the attached resolutions approving Tentative Tract Map No. 83141 (TRACTMAP 13947-2020), subject to conditions.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Draft Resolution (TRACTMAP 13497-2020), 3. Attachment 2 - Staff Report from Planning Commission Meeting of 1/27/21, 4. Attachment 3 - RF Exposure Study, 5. Attachment 4 - Vicinity Map & Aerial Photograph, 6. Attachment 5 - Site Photographs, 7. Attachment 6a - Project Plans with 33 Units, 8. Attachment 6b - Project Plans with 32 Units, 9. Attachment 7 - CEQA Exemption Report, 10. Attachment 8 - Radius Map & Public Hearing Notice

Date	Ver.	Action By	Action	Result
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