



## Legislation Text

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**File #:** 17-666, **Version:** 1

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4. Conditional Use Permit (CUP 4280-2016) and Variance (VAR 6760-2017)

Project Address: 1036 W. Fernleaf Avenue

Project Applicant: Tim Law

Project Planner: Cecily Session-Goins, Assistant Planner

Council District: CC District No. 2

Conditional Use Permit for the development of two attached single-family residential units and Variance to allow an increase in dwelling unit density on property located at 1036 W. Fernleaf Avenue in the R-2-S (Low Density Multiple Family with Supplemental Overlay) zone. 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 15332 (Class 32 - In-Fill Development Projects).

Recommendation:

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP 4280-2016) and Variance (VAR 6760-2017), subject to conditions.