



## Legislation Text

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**File #:** 19-1329, **Version:** 2

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1. Change of Zone (ZONE 10882-2018) & Conditional Use Permit (CUP 10881-2018)

Project Address: 1531 & 1533 W. Orange Grove Avenue

Project Applicant: Cheng Shan Cheng

Project Planner: Vinny Tam, Senior Planner

Council District: CC District No. 1

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 1531 & 1533 West Orange Grove Avenue. The request also includes the proposed construction of a new 1,652 square foot single family structure and two-car garage, a 704 square foot addition to an existing 800 square foot single family residence and new single-car garage, and a 339 square foot addition to an existing 1,163 square foot single family residence. 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 General Rule Exemption in compliance with Article 5, Section 15061(b)(3) as well as 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 10882-2018) and Conditional Use Permit (CUP 10881-2018), subject to conditions.