



## Legislation Text

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**File #:** 20-1478, **Version:** 1

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**2. Conditional Use Permit (CUP 013792-2020), Tentative Tract Map (TRACTMAP 013793-2020), and Revocation of Conditional Use Permit (REV 013883-2020)**

Project Address: 952 E. Ninth Street  
Project Applicant: Feng Xiao Architect, Inc.  
Project Planner: Eunice Im, AICP, Assistant Planner  
Council District: CC District No. 3

A request for a Conditional Use Permit (CUP 013792-2020) and Tentative Tract Map (Tract Map 013793-2020) to allow the development and condominium of eleven (11) unit townhome on a 36,954 square foot (0.85 acre lot), and revocation of an expired and unused Conditional Use Permit at 952 E. Ninth St., in the R-2-S (Low Density Multiple Family, S-Overlay) Zone. 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 32 (In-fill Development) Categorical Exemption pursuant to Article 19, 15332, since the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. In addition, staff has determined that the revocation of the CUP has no possibility of having a significant effect on the environment, and is therefore not a project as defined under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and not subject to environmental review. Therefore, no further environmental review is required.

**Recommendation:**

The Planning Division recommends that the Planning Commission adopt the attached draft Resolutions recommending approval of Conditional Use Permit (CUP 013792-2020), (TRACTMAP 013793-2020), and Revocation of Conditional Use Permit (REV 013883-2020), subject to conditions.