

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 9212 North Cedros Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301 and 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying draft ORDINANCE dated May 7, 2020, effectuating a Zone Change from the RA-1 Zone (Suburban) to the (T)(Q)RD3-1 Zone (Restricted Density Multiple Dwelling) for the demolition of an approximately 1,499 square foot single-family residence and detached garage, and the construction, use, and maintenance of two three-unit apartment buildings and one two-unit apartment building providing a total of eight units and approximately 9,776 square feet, constructed to a height of approximately 25 feet eight inches and two stories, with approximately 2,212 square feet of open space, on an approximately 23,517 net square foot site (23,706 gross square feet); sixteen covered parking spaces (two per unit) and two short-term bicycle parking spaces are proposed; one street tree, 11 non-protected trees, and one protected Black Walnut (*Juglans californica*) tree are proposed for removal; approximately 1,200 cubic yards of soil import and 500 cubic yards of on-site grading is proposed for the property located at 9212 North Cedros Avenue, subject to Conditions of Approval.

Applicant: Alon Gamliel, GR Builders, LLC

Representative: N/A

Case No. APCNV-2017-4406-ZC-ZAA

Environmental No. ENV-2017-4409-CE

Fiscal Impact Statement: The NVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary

At a special meeting held on October 29, 2020, the PLUM Committee considered a NVAPC report and draft Ordinance effectuating a Zone Change for the property located at 9212 North Cedros Avenue. After an opportunity for public comment, the Committee recommended to adopt on consent the draft Ordinance approving the Zone Change for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	ABSENT
CEDILLO:	YES
LEE:	YES

LC 10/29/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-