

Findings

1.0 CEQA Findings

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15305 of the CEQA Guidelines stating that “Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density”, and 15301(k) that applies to the :Division of existing multiple family or single-family residences into common-interest ownership...where no physical changes occur which are otherwise exempt.”

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the Multi-family Residential (MFR) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 as the parcel is located within a community region and the proposed use and development density are consistent with the land use designation as well as the combining zone district.
- 2.2 As proposed and conditioned, the project is consistent with General Plan Policies Ho-3g, TC5a, and 2.2.3.1 concerning affordable housing, pedestrian access, and the Planned Development overlay.

3.0 Administrative Findings

3.1 Tentative Map

- 3.1.1. The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.
- 3.1.2. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations and the Major Land Division Ordinance.
- 3.1.3. The site is physically suitable for the proposed type and density of development.
- 3.1.4. The proposed subdivision is not likely to cause substantial environmental damage.

- 3.1.5. The project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15305 of the CEQA Guidelines stating that “Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density”, and 15301(k) that applies to the :Division of existing multiple family or single-family residences into common-interest ownership...where no physical changes occur which are otherwise exempt.”

3.2 Planned Development

- 3.2.1. That the planed development request is consistent with the General Plan;

Discussion: The proposed zone change request to rezone the property from Limited Multi-family Residential-Design Control (R2-DC) to Limited Multi-family Residential-Planned Development (R2-PD) is consistent with the land use designation and Policy 2.2.5.3 regarding rezones in general, as the project is an existing development previously approved under discretionary review. Additionally, the General Plan contains several policies pertinent to the project whose consistency is discussed under the General Plan section of these Findings.

- 3.2.2. That the proposed development is so designed to provide a desirable environment within its own boundaries;

Discussion: The development plan is consistent with the existing development.

- 3.2.3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

Discussion: A planned development application is required to facilitate the conversion of the existing residential structure to the proposed condominium units and common area. The request includes exceptions to the standard requirements of zone regulations concerning building setbacks and minimum lot sizes. Staff has determined that the requested zero-lot lines and reduced lot sizes to accommodate the condominium conversion proposal are justified by the project design.

- 3.2.4. That the site is physically suited for the proposed uses;

Discussion: The site is an existing apartment complex that is located within a high density, commercially and residentially developed, Community Region.

- 3.2.5. That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities; and

Discussion: The project consists of an existing apartment complex, and as such, all improvements and services exist on site.

- 3.2.6. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

Discussion: The existing development conforms to its multi-family residential and commercial surroundings. The proposed condominium conversion has been determined to be Categorically Exempt from CEQA pursuant to Section 15301(a) of the CEQA Guidelines.