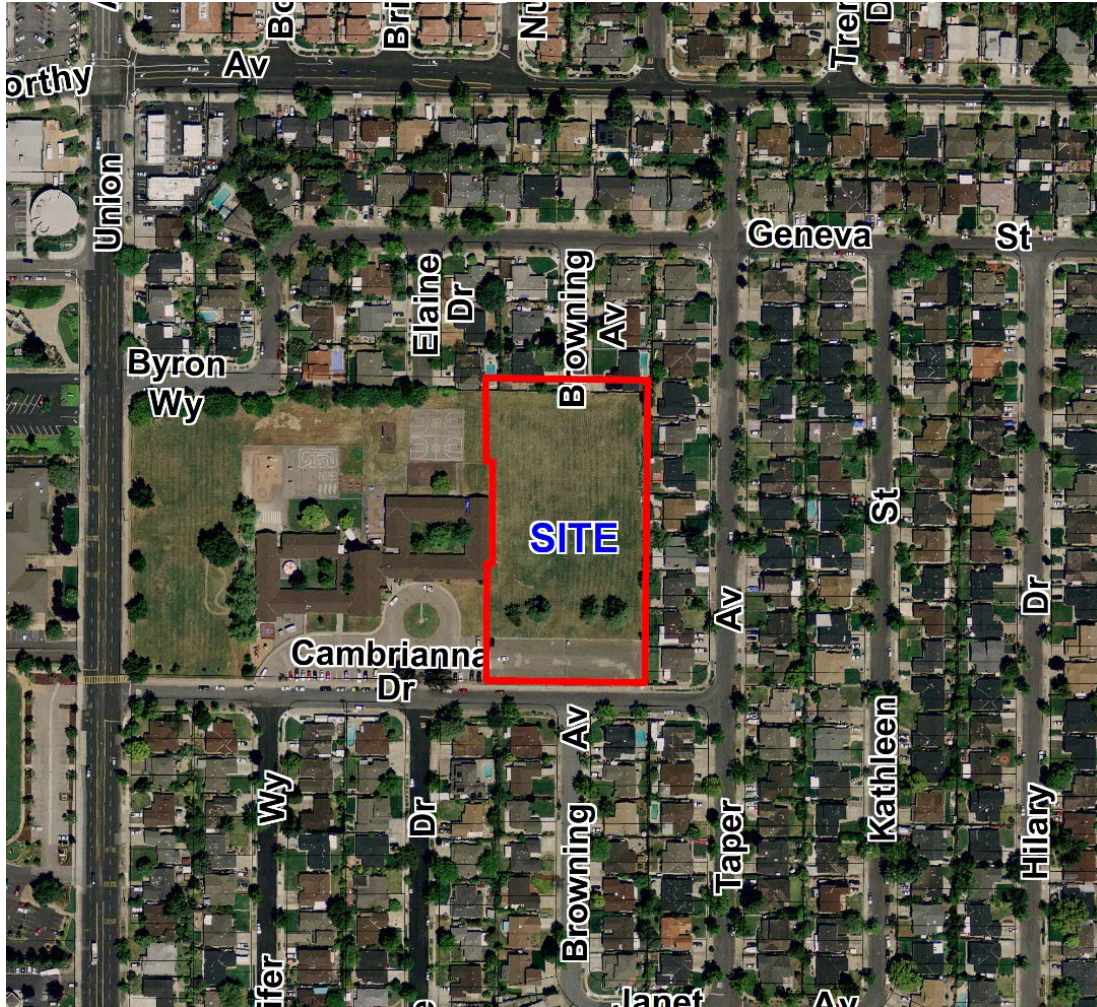


# Item 10.2

**PDC21-011, PD21-012/ER21-135, PT21-034 – Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map for a Project Site Located at 1975 Cambrianna Drive**

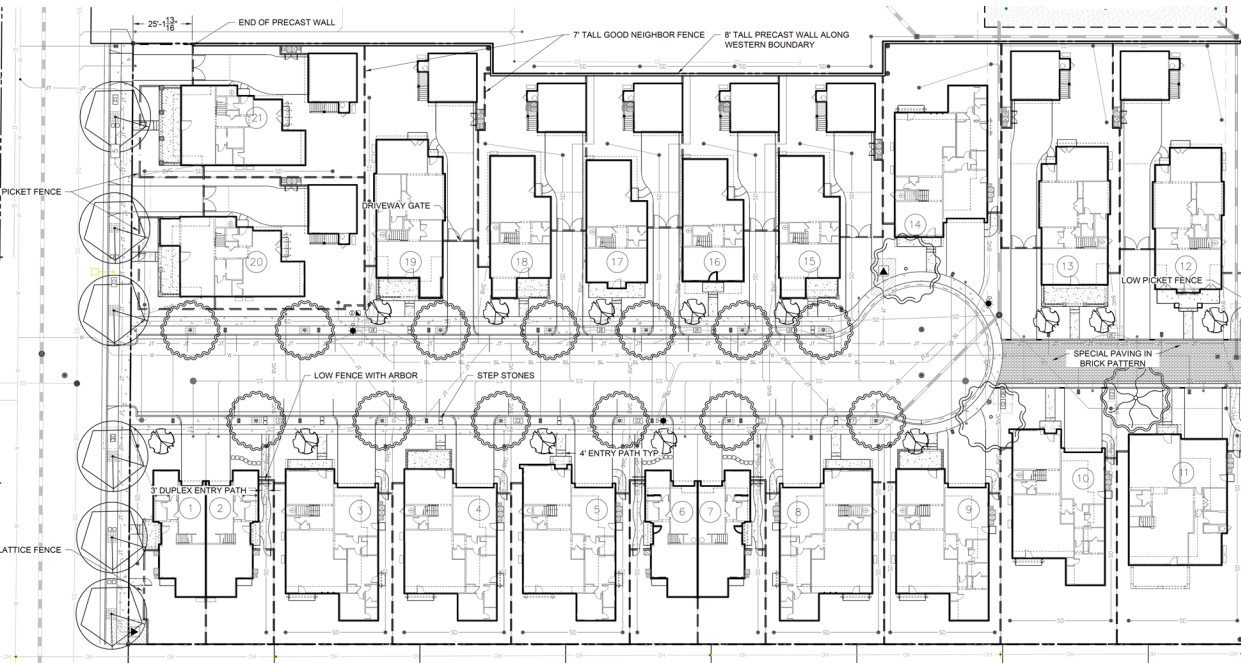
Presenter: Christopher Burton, Director PBCE

# Site Description



- **Site Address:** 1975 Cambrianna Drive
- **Site Area:** 2.85 gross acres
- **Existing Use:** School
- **General Plan Land Use Designation:** Residential Neighborhood
- **Zoning District:** R-1-8 Single Family Residential Zoning District to be rezoned to the R-1-8(PD) Planned Development Zoning District

# Project Description



**Planned Development Zoning (PDC21-011)** to allow a rezoning of the project site from the R-1-8 Single Family Residential Zoning District to the R-1-8(PD) Planned Development Zoning District on a 2.85-gross acre site.

**Planned Development Permit (PD21-012)** to allow the removal of three ordinance-size trees and the construction of 21 single-family residences (including four affordable units) and 14 accessory dwelling units (ADUs), on the 2.85-gross acre project site, including extended construction hours to include Saturdays from 8:00 a.m. to 5:00 p.m.

**Vesting Tentative Map (PT21-034)** to subdivide 2.85 gross acres from an existing 10.0-gross acre former school parcel, and the creation of 23 lots on the 2.85-acre parcel, consisting of 21 single-family lots and two private street lots.

# Environmental Review

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- Draft Initial Study/Mitigated Negative Declaration (IS/MND) – posted on the City’s website and circulated for 20 days, from May 27, 2022, to June 15, 2022
  - No Significant and Unavoidable Impacts
  - Less than Significant Impacts with mitigation incorporated for Air Quality, Biological Resources, and Noise and Vibration
  - Comments on IS/MND included traffic analysis and pedestrian safety; affordable housing; density bonus; water recharge sites

# Staff Recommendations

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1. Adopt a resolution adopting the 1975 Cambrianna Residential Project Mitigated Negative Declaration, for which an initial study was prepared, all in accordance with the California Environmental Quality Act, as amended, and adopting a related Mitigation Monitoring and Reporting Program; and
2. Approve an ordinance rezoning certain real property from the R-1-8 Single Family Residential Zoning District to the R-1-8(PD) Planned Development Zoning District on a 2.85-gross acre site located on the north side of Cambrianna Drive, approximately 150 feet westerly of Taper Avenue (1975 Cambrianna Drive); and
3. Adopt a resolution approving, subject to conditions, a Vesting Tentative Map to subdivide 2.85 gross acres from an existing 10.0-gross acre former school parcel, and the creation of 23 lots on the 2.85-acre parcel, consisting of 21 single-family lots and two private street lots; and
4. Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow the removal of three ordinance-size trees and the construction of 21 single-family residences (including four affordable units) and 14 accessory dwelling units (ADUs), on the 2.85-gross acre project site, including extended construction hours to include Saturdays from 8:00 a.m. to 5:00 p.m.

PDC21-011, PD21-012/ER21-135, PT21-034 – Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map for a Project Site Located at 1975 Cambrianna Drive

Q&A / Discussion

# Item 10.2

**PDC21-011, PD21-012/ER21-135, PT21-034 – Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map for a Project Site Located at 1975 Cambrianna Drive**

Presenter: Christopher Burton, Director PBCE