



Development Review Hearing

**Item #3:
4249 Cheeney Street**

August 20, 2025

Tracy Tam, Associate Planner



Request for Action:

Architectural Review for the construction of nine two-story townhouses with two-car garages and associated on- and off-site improvements located at 4249 Cheeney Street.



Existing Site

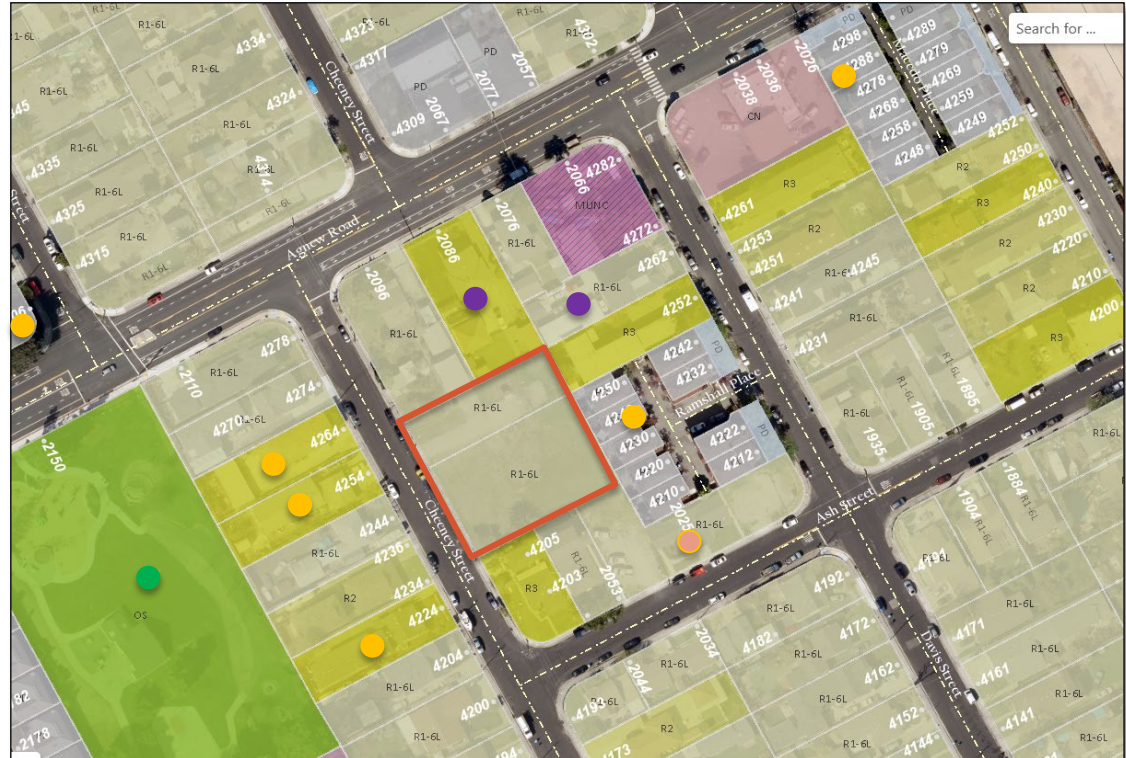
- **Site:** 0.51- acre vacant site
- **Surrounding:** One- and Two-story single-family, duplex and multi-family residences
- **Current Zoning:** R2 – Low Density Residential
- **Current General Plan Designation:** Low Density Residential





Context - Surrounding Uses

- Agnew Park
- Church
- 2086 Agnew Rd. (HRI)
- 4262 Davis St. (HRI)
- Townhomes and multi-family residences



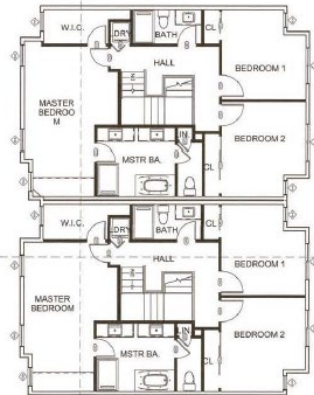
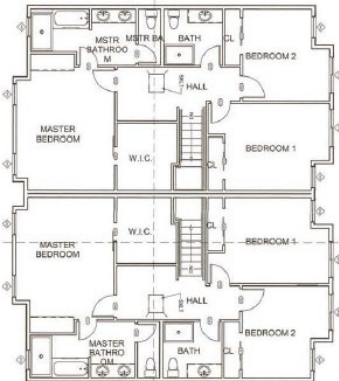
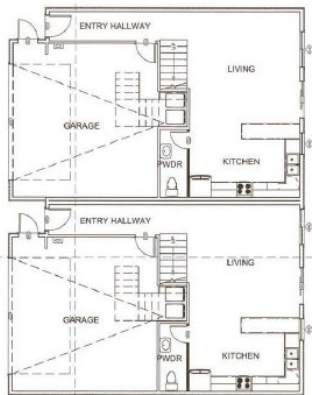
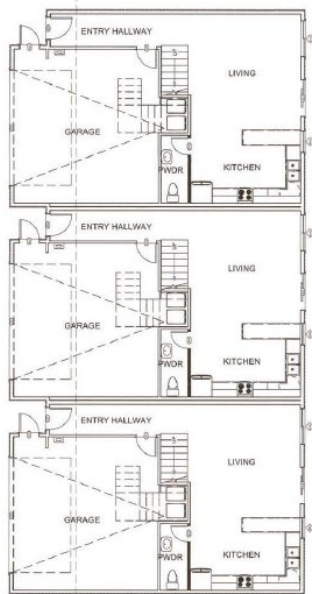
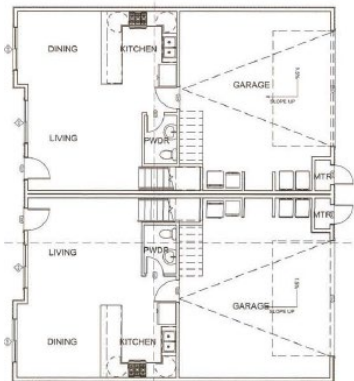


Historical Landmarks Commission

- February 6, 2025, HLC reviewed the project for the neighborhood compatibility and City's Design Guidelines.
- HLC made a recommendation to approve the architectural review of the project with a lighter color scheme to lessen the contrast of the front elevation.
- Applicant lightened the color scheme as shown in the current plans.



[illegible]





Consistency with Zoning Code

- Current R2 zone would allow the proposed project of 17 DU/acre to fall within the density range of 8-19 DU/acre.
- R2 is intended for single-family and two-family dwellings.
- The project as proposed is consistent with development standards applicable to the R2 zoning district.



Design Consistency with Surrounding Buildings

- The proposed second-floor windows are oriented towards the front and rear.
- The project proposes a hip roofed style which reduces the overall bulk and appearance of the second story.
- The architectural style and design of the proposed townhouses are like the architectural form of the residence in the neighborhood.
- Each townhouse has an attached two-car garage on the ground floor.
- The project proposes a new detached sidewalk consistent with the City's complete street standard.



CEQA Evaluation

- On July 15, 2025, City Council adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). The proposed project is consistent with the adopted MND.
- Mitigation measures are proposed for the project and would be implemented through the MMRP.



Recommendation

- **Determine** the project to be consistent with the adopted Mitigated Negative Declaration, and
- **Approve** the Architectural Review for the construction of nine two-story townhomes with two-car garages and associated on- and off-site improvements located at 4249 Cheeney Street, subject to the findings and conditions of approval.



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Backup Slides

The architectural floor plan shows a building layout with a central corridor and several rooms. The rooms are labeled with abbreviations: DA (Dormitory), AS (Assembly), SS (Storage), KC (Kitchen), HM (Hallway), and CT (Closet). The plan also includes a legend for symbols: LF (Living Room), LA (Lobby), and SS (Storage). The plan shows a central corridor and a large room on the right side. The plan also includes a legend for symbols: LF (Living Room), LA (Lobby), and SS (Storage).



Public Outreach

- October 24, 2024 – virtual public outreach meeting with notice to properties 500 feet of the project site.
- Two members of the public attended the meeting and made comments related parking, construction timeline and cost of the units.
- The applicant explained the parking arrangement and general construction timeline. The units will be listed at market-rate.
- One support comment received before Planning Commission hearing via email.