



Planning Commission

June 11, 2025

Item # 2: Cheeney Street Townhomes Project

Steve Le, Senior Planner

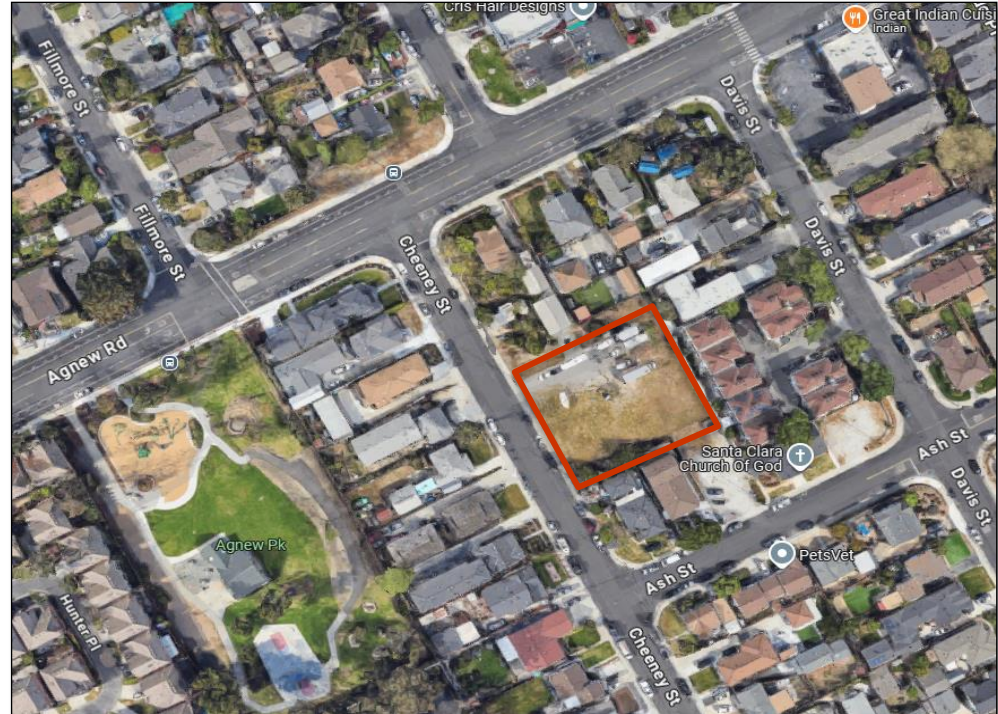


Request

- Planning Commission's recommendation to the City Council for the following four actions:
 - Adoption of the **Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**
 - **General Plan Amendment** to change the land use designation from Very Low Density Residential to Low Density Residential.
 - **Rezone** from R1-6L - Single-family to R2 - Low Density Residential
 - **Tentative Subdivision Map** for condominium to allow the development of nine units with associated on- and off-Site improvements.

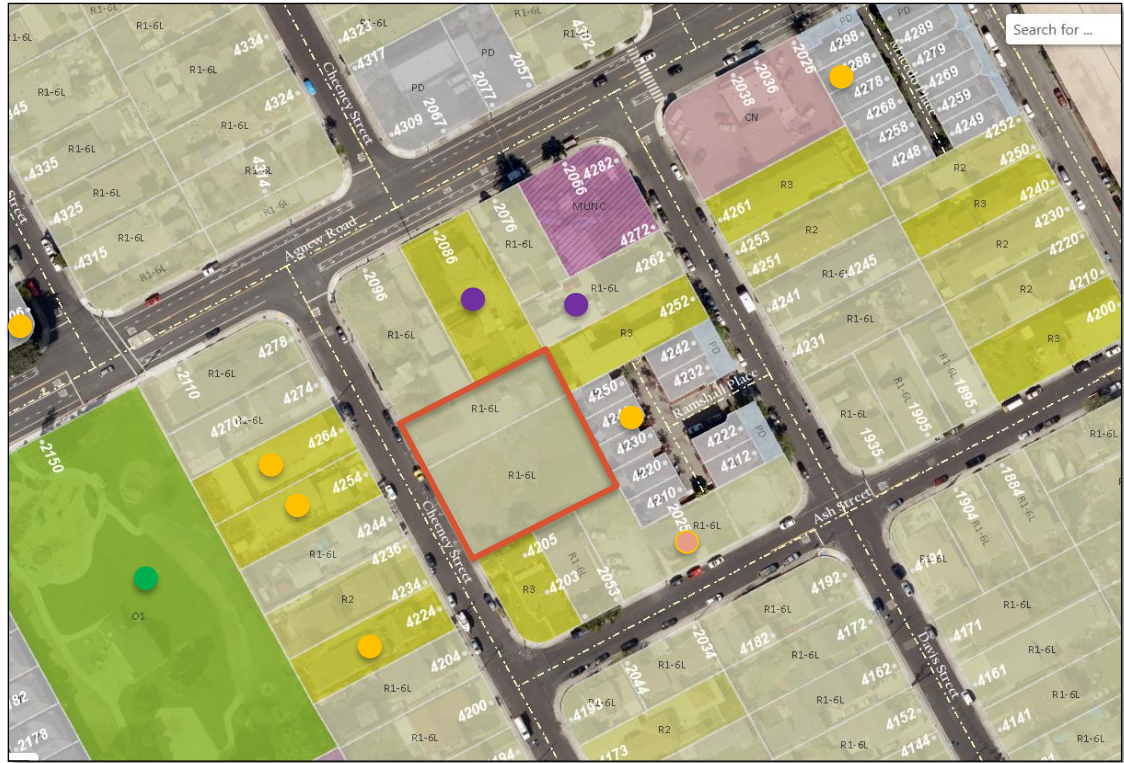
Existing Site

- **Site:** 0.51- acre vacant site
- **Surrounding:** One- and Two-story single-family, duplex and multi-family residences
- **Current Zoning:** Single-Family (R1-6L)
- **Current General Plan Designation:** Very Low Density Residential



Context - Surrounding Uses

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





2086 Agnew Rd. (HRI)

4262 Davis St. (HRI)

Adjacent Townhomes





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 lighten the color scheme as shown in the current plans.

General Plan Amendment Scope

- The project's proposed density is at 17 du/acre.
- The project proposes to change from Very Low Density Residential to Low Density Residential to fall within the allowable density of 8 – 19 du/acre.



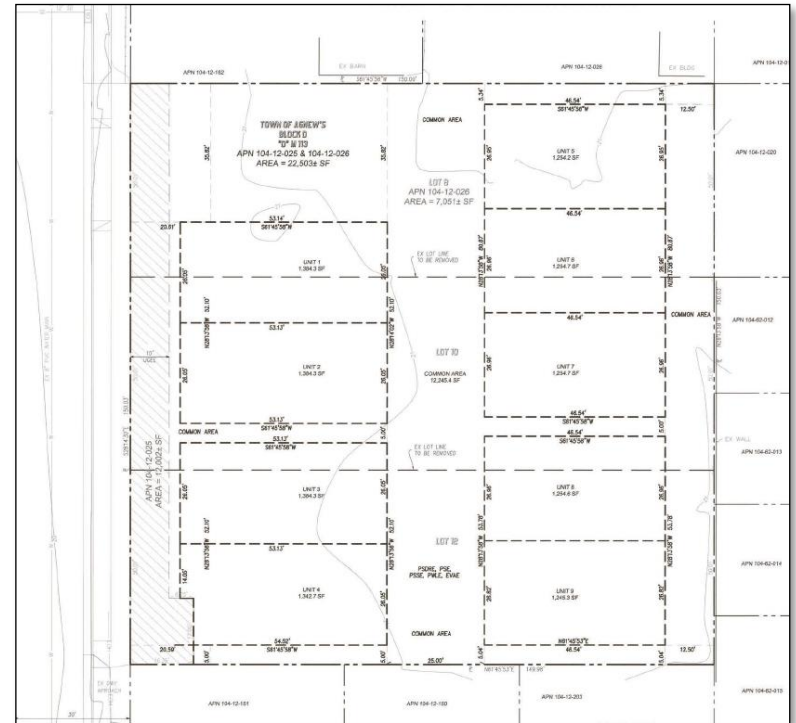
Rezone Scope

- Rezone from Single-family (R1-6L) to Low Density Residential (R2) to allow for consistency with allowable density similar to the GPA.



Subdivision Map Scope

- Combine two vacant lots into one parcel and subdivide for condominium purposes for up to 9 for-sale townhomes.
- The map includes a new private L-shaped street that provides access to the unit's two-car garages.
- Subdivision Committee Cleared the project on June 18, 2024



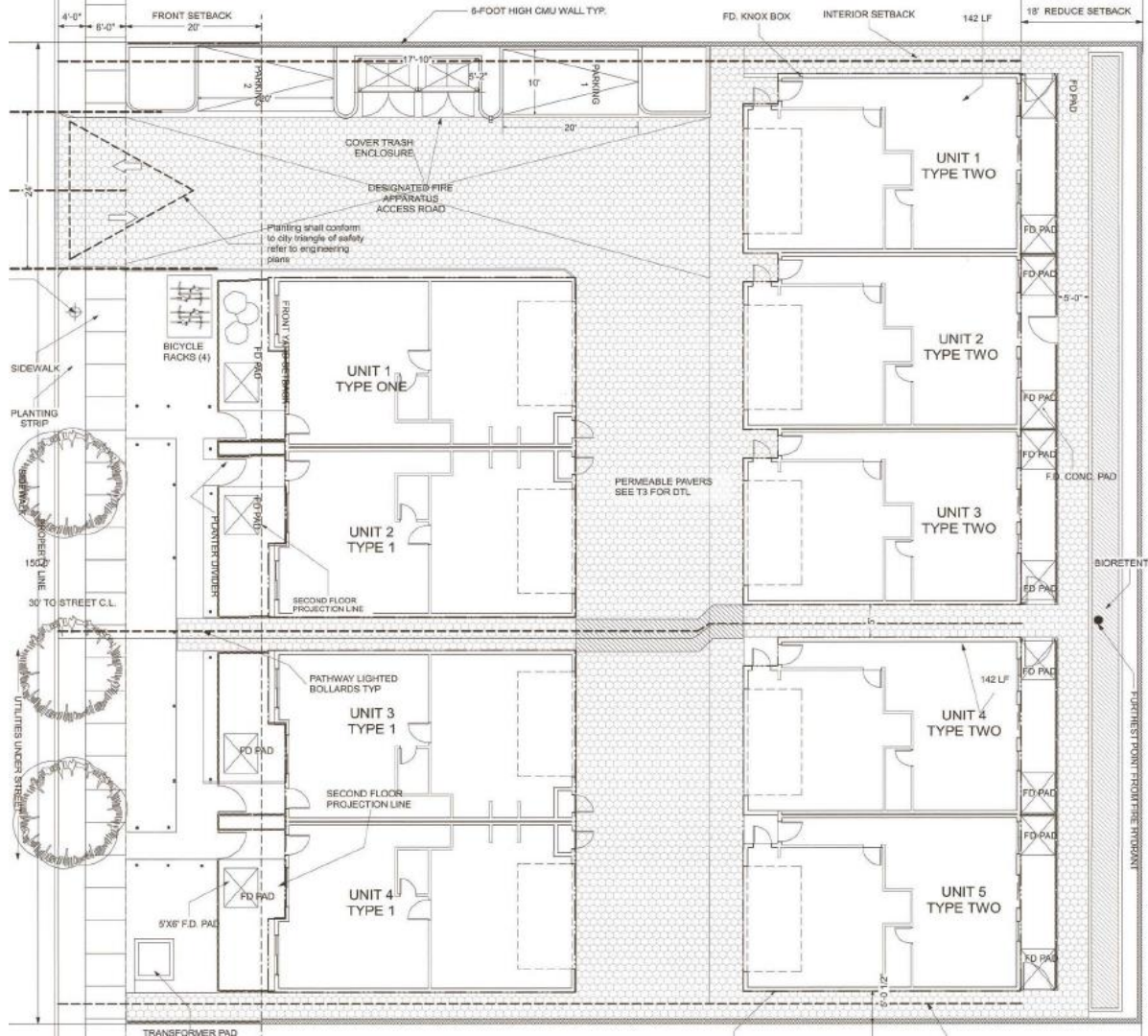


Affordable Housing Summary

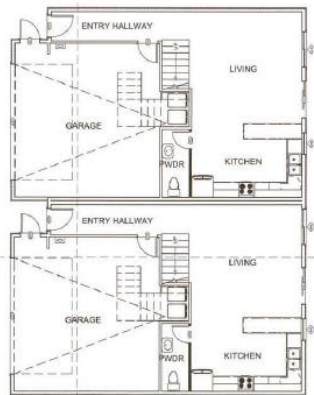
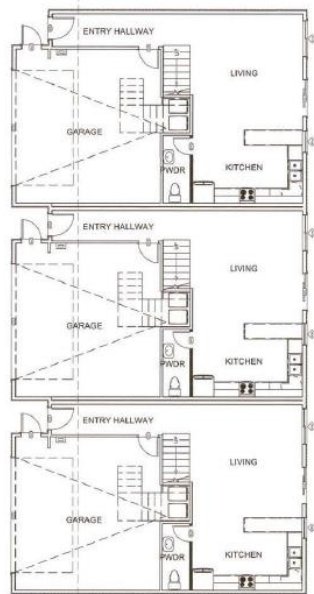
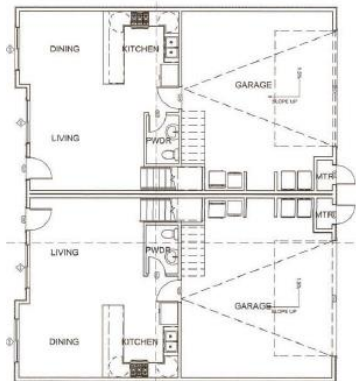
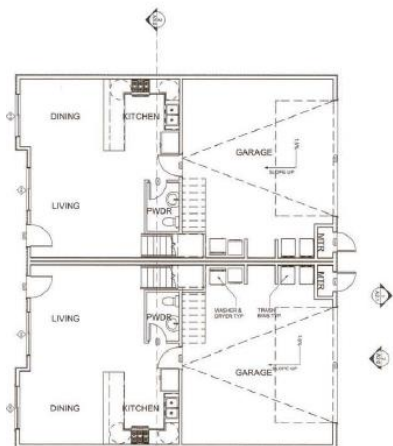
- For residential developments of fewer than ten units, the Affordable Housing Ordinance requires either;
 - the provision of one affordable unit, or
 - the payment of an in-lieu fee.
- The Applicant has elected to pay the in-lieu fee prior to receipt of the occupancy certificate.



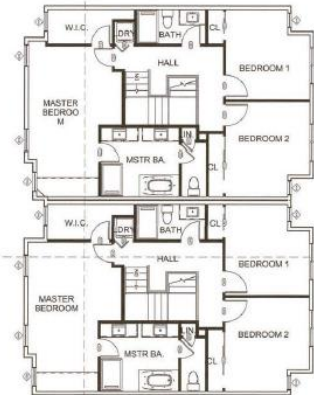
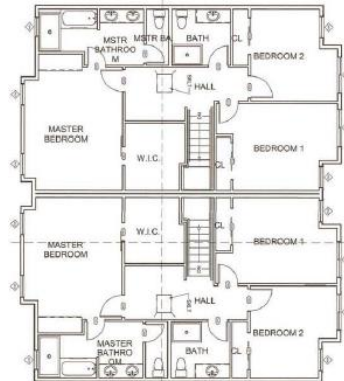
Site Plan



First Floor



Second Floor





Consistency with General Plan

- Current Very Low Density Residential (VLDR) allows for a density of up to 10 du/acre.
- VLDR is intended for development of typically single-family in scale and character.
- Low Density Residential (LDR) allows a density of 8-19 du/ac.
- LDR allows attached townhome development.
- The proposed change in land use designation is compatible with the surrounding land uses that are a mixed density from low to medium density.



Consistency with Zoning Code

- Current R1-6L zone would allow for a density up to 10 du/acre.
- R1-6L is intended for single-family dwellings with a second dwelling authorized by State law.
- The proposed 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.



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 via email after the agenda was posted.



CEQA Evaluation

- The evaluation takes into account the potential environmental impacts of the project addressed in the Mitigated Negative Declaration prepared for the project in accordance with the California Environmental Quality Act and was circulated for public review for 30 days.
- Mitigation measures are proposed for the project and would be implemented through the Mitigation Monitoring and Reporting Program.

Recommendation

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 4249 Cheaney Street Project.
2. Adopt a resolution recommending the City Council approve a General Plan Amendment to change the land use designation from Very Low Density Residential to Low Density Residential.
3. Adoption a resolution recommending the City Council approve a Rezoning from R1-6L, Single Family Residential to R2, Low Density Residential.
4. Adopt a resolution recommending the City Council approve a Tentative Subdivision Map for condominium purpose, subject to findings and conditions of approval.



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