RECOMMENDED FINDINGS

CEQA Determination

In order to adopt the CEQA Determination, the Planning Commission must make the following findings.

1. The rezone request is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

   15061: Review for Exemption
   (b) A project is exempt from CEQA if:
   (3) The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

   The rezoning of the two lots could result in a three-lot subdivision thereby creating one additional single-family lot. It can be seen with certainty that one additional single-family home on the project site will not have a significant impact on the environment. In addition, a Class 2 Categorical Exemption (CEQA Guidelines, Section 15303(a)) applies to the construction of up to three single family residences in a residential zone in urbanized areas

Rezone

Goals and Policies that relate to this project are:

LAND USE AND TRANSPORATION CHAPTER

Goal LT-1: Coordinated Regional and Local Planning**-** Protect the quality of life, the natural environment, and property investment, preserve home rule, secure fair share of funding, and provide leadership in the region.

> *Policy LT-1.3:* Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.

GOAL LT-6: Protected, maintained, and enhanced residential neighborhoods - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.

> *Policy LT-6.2:* Limit the intrusion of incompatible uses and inappropriate development in and near residential neighborhoods, but allow transition areas at the edges of neighborhoods

Goal LT-7: Diverse Housing Opportunities**-** Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community

> *Policy LT-7.2:* Determine the appropriate residential density for a site by evaluating the site planning opportunities and proximity of services (such as transportation, open space, jobs, and supporting commercial and public uses).
> *Policy LT-7.3: Encourage the development of housing options with the goal that the majority of housing is owner-occupied.*

Finding:

1. The rezone, as proposed, changed or modified is deemed to be in the public interest. **Finding Not Met.**

The two lots are in Raynor Park's R-1 zoning district that were specifically rezoned to R-1 zone by the City Council in 1996, to not allow further subdivision of the large lots in this neighborhood. The proposed rezoning could allow a future subdivision of the two lots to three lots. Although, this subdivision would result in a net increase of one lot thereby increasing ownership housing opportunity while maintaining the streetscape and character found of the R-0 zoned lots and homes on Hampton Drive, it would negate the intent of the R-1 rezoning and would also set a precedence for future request for rezoning and subdivisions that would adversely impact the large-lot character of this neighborhood