

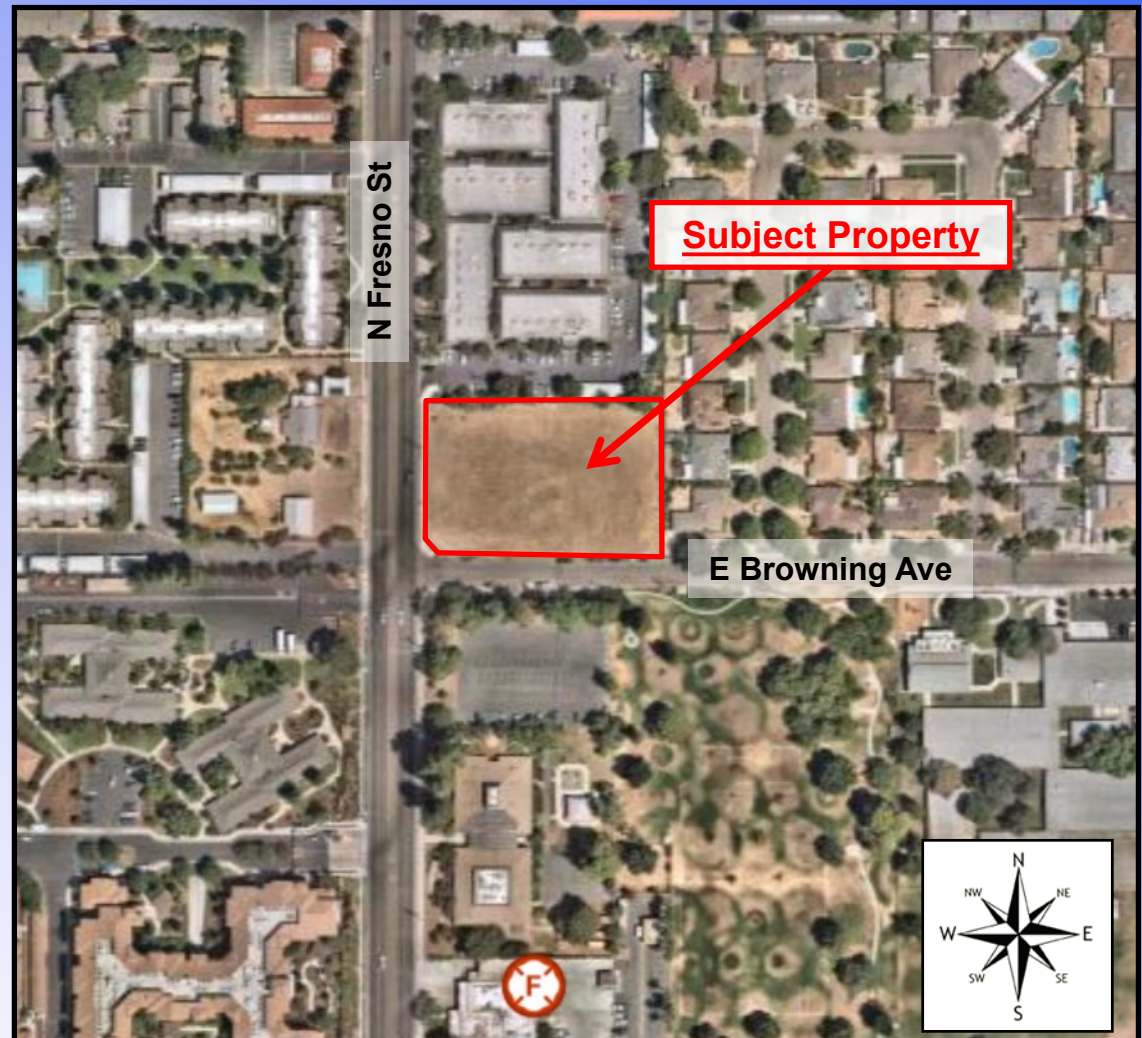
CONSIDERATION OF

**REZONE APPLICATION NO. P20-00596,
DEVELOPMENT PERMIT APPLICATION NO. P20-00595
AND
RELATED ENVIRONMENTAL FINDING FOR
EA NO. P20-00595/P20-00596**

Filed by
Bret Giannetta, of Giannetta Engineering,
on behalf of Samuel Lucido

Aerial Photograph of Site

- ±1.07 acres at the northeast corner of N Fresno St and E Browning Ave
- *O/cz (Office/conditions of zoning)*
- Employment – Office planned land use



Project Summary & Background

- **Development Permit Application No. P20-00595** proposes development of a professional office complex consisting of approximately 13,680 square feet of office space.
- **Rezone Application No. P20-00596** requests authorization to rezone the property from O/cz to O in order to remove conditions of zoning previously established in 1988.

Conditions of Zoning To Be Removed

1. Access prohibited to East Browning Avenue;
2. 10-foot landscape setback required along east property line;
3. Dedication of an avigation easement and agreement; and
4. An acoustical study shall be prepared and appropriate noise attenuation measures shall be incorporated into the design of structures.

Staff Recommendation

1. **ADOPT** Environmental Assessment No. P20-00595/P20-00596, dated September 16, 2020, a determination that the proposed project qualifies for the streamlined analysis set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent w/ a Community Plan, General Plan, or Zoning) ; and,
2. **BILL** – (For introduction and adoption) – Approving Rezone Application No. P20-00596 requesting authorization to remove conditions of zoning on ±1.07 acres located on the northeast corner of North Fresno Street and East Browning Avenue; and,
3. **APPROVE** Development Permit Application No. P20-00595, requesting authorization to construct a professional office complex on the subject property, subject to compliance with Conditions of Approval dated September 16, 2020.