

3. Density Bonus Agreement Application No. 2022-03 and Vesting Tentative Tract Map No. 2022-03- Pedro Gomez, Case Planner

Legal Notice was published in the OC reporter and notices were mailed out on September 14, 2022.

Project Location: 717 S. Lyon Street – Ward 3

Project Applicant: Greg Ocasek, representing Warmington Residential California, Inc. (Applicant), on behalf of OC Electrical Joint Apprenticeship Trust (Property Owner).

Proposed Project: Applicant is requesting approval of Density Bonus Agreement No. 2022-03 and Vesting Tentative Tract Map No. 2022-03 (County Map No. 19195) to allow the construction of a residential townhouse development, consisting of 51 townhouse units with eight units proposed as affordable to low-income households. The project has been submitted pursuant to Senate Bill No. 330/the Housing Crisis Act (Government Code Section 65941.1).

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review under Section 15195 (Residential Infill Exemption), as this project meets all the threshold criteria set forth in Section 15192 (Threshold Requirements for Exemptions). Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

Recommended Action: Adopt a resolution approving Density Bonus Agreement No. 2022-03 as conditioned. Adopt a resolution approving Vesting Tentative Tract Map No. 2022-03 as conditioned,