

Exhibit A

**RECOMMENDED FINDINGS OF FACT
Resolution 2019-006**

**PLN18-0045
268 Parrott St., APN 075-0005-012-00 & 075-0005-011-01
David Langon (applicant)
David Langon Construction (property owner)**

The Planning Commission hereby recommends City Council approval of PLN18-0045, subject to the following findings:

TENTATIVE TRACT MAP

The following findings indicate conformance with the State Subdivision Map Act and the City's Subdivision Ordinance:

- A. The proposed map will be consistent with the General Plan in that it provides a mixed-use development in the Downtown Mixed-Use General Plan land use designation. The Downtown Mixed- Use land use designation allows for 24 – 100 dwellings per acre (DUA). At 61.61 DUA, the proposed development at 268 Parrott St. is within the allowable density range. The development is also consistent with the City's Subdivision Ordinance.
- B. The design and improvements of the proposed subdivision are consistent with the General Plan in that it includes an orderly division of the single parcel with twenty-six condominium units on the top three floors of the four-story building, which are adequately served by streets, and with adequate drainage for condominium residential development.
- C. The site is physically suitable for residential development in that it is relatively flat, and there are no known problems regarding, cultural, historical or scenic aspects. Soil stability will be reviewed thoroughly prior to issuance of building permits. Appropriate conditions of approval have been imposed on the project to address these findings.
- D. The proposed density development of 61.61 DUA (26 units / .0422 acres) will be compatible with mixed-use developments in the downtown area in compliance with the General Plan and the Downtown TOD Strategy.
- E. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The existing subject property is a developed and improved property in an urban area. The proposed

subdivision and related development will have no impact on the environment's flora or fauna.

- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems. A residential subdivision will not involve significant amounts of hazardous materials or products.
- G. The design of the subdivision or type of improvements will not conflict with or affect any existing easement. The City reviewed the Title Report and existing maps for the subject property and found that the subdivision will have no conflicts with any easements.

CEQA ENVIRONMENTAL REVIEW

- A. The Planning Commission finds that this item (PLN18-0045) is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15332 Class 32 In-Fill Development Projects (a), (b), (c), (d) and (e).