



Accessory Structures in the WC Overlay Zone

PR-2021-001174

(Conditional Use Permit and Grading Exception)

Community & Economic Development Department

Planning Commission

Agenda Item: 2

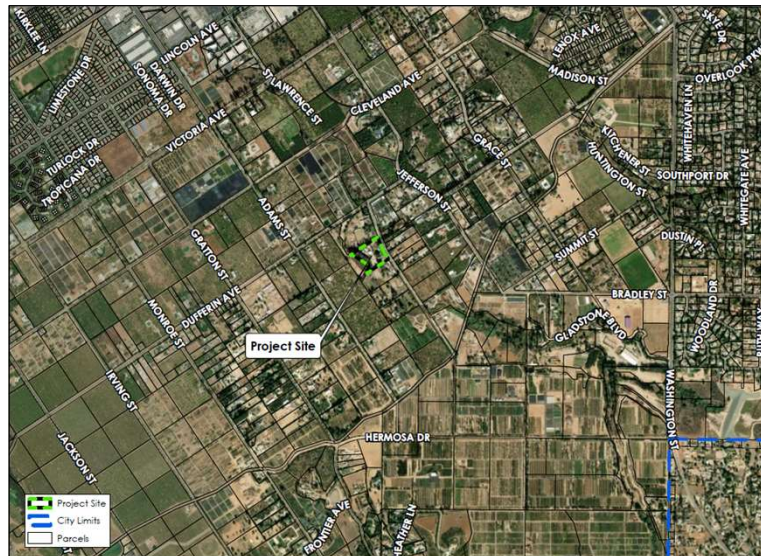
August 14, 2025



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LOCATION MAP



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EXISTING SITE PHOTOS



1



NORTH



2



3

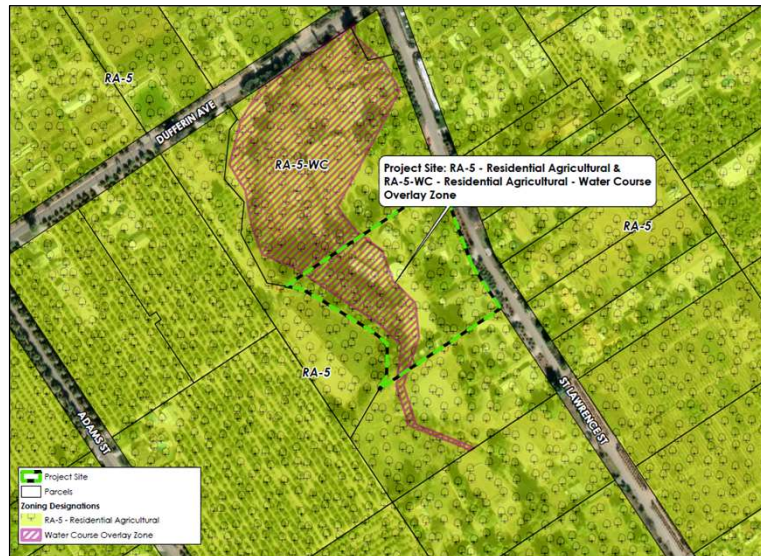


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ZONING MAP



NORTH

4



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SITE CONSTRAINTS



- Woodcrest Arroyo
- 50-foot Arroyo Setback
- Water Course Overlay Zone
- Blueline Stream
- Accessory Structures



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SITE PLAN



- Woodcrest Arroyo
- 50-foot Arroyo Setback
- WC Overlay Zone
- Structures within Arroyo and WC Overlay Zone
- Structures within Arroyo
- Improvements within Arroyo
- Accessory Structure not subject to entitlements

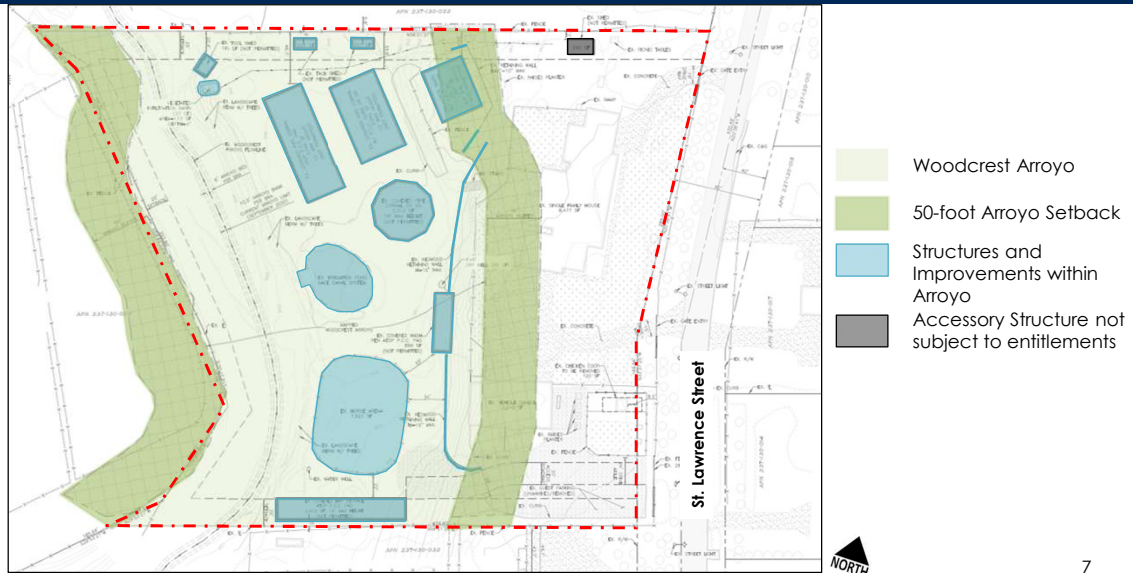


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GRADING EXCEPTION



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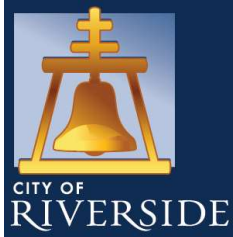
RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15311 (Accessory Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- 2. APPROVE** Planning Case PR-2021-001174 (Conditional Use Permit and Grading Exception) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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LOCATION MAP

(Reference Only)



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