

ATTACHMENT NO. 1

SUGGESTED FINDINGS FOR APPROVAL

ZONING MAP AMENDMENT NO. 24-005

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Map Amendment (ZMA) No. 24-005 is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15183 because the project is an amendment to the zoning map that is consistent with the development density established by the existing general plan for which an EIR was certified during the 2017 General Plan Update and the request will not have any significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 24-005:

1. Zoning Map Amendment (ZMA) No. 24-005 to amend the zoning designations of 28 parcels is consistent with the goals and policies of the General Plan as identified below:

A. Land Use Element

Goal LU-1 - New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1A – Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-2D – Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

The ZMA will establish the zoning designation that is consistent with the General Plan designation for the subject parcels. Most of the sites are already developed with a use that is compatible with their General Plan designations and the amendments will reflect most of the existing uses on site. Additionally, the proposed project will be compatible with the character of the various neighborhoods and will meet the changing needs of the community.

2. ZMA No. 24-005 would amend the zoning designation that corresponds with their existing General Plan designation. This amendment is to clean up the parcels which are currently incompatible with the General Plan designations established during the 2017 General Plan Update. The ZMA will not change a general land use provision, uses authorized or the standards prescribed for the subject zoning district.

3. A community need is demonstrated for the change proposed because the ZMA will allow for parcels that are currently inconsistently zoned to be rezoned in compliance with the corresponding General Plan designation. Government Code Section 65860 (c) requires the zoning ordinance to be amended to be in compliance with the General Plan. The zoning designations of the subject properties are currently inconsistent with their General Plan designations, therefore creating a nonconformity. As such, this amendment would serve to bring the parcels into conformance.

4. Adoption of ZMA No. 24-005 will be in conformity with public convenience, general welfare and good zoning practice because the proposed zoning will implement the General Plan land use designation, which would bring these parcels into conformance with the goals and policies of the General Plan.