

CITY COUNCIL

ZONING MAP AMENDMENT NO. 18-002

Utica Townhomes

FEBRUARY 3, 2020

PROJECT REQUEST

Zoning Map Amendment to change zoning from CG to RM to construct three attached residential units.



SUBJECT SITE



Surrounding Uses:

North: Multi- Family
Residential and School

South/East/West: Multi-Family
Residential

ZONING MAP AMENDMENT

EXISTING GENERAL PLAN DESIGNATION: RM
(Med. Density Residential)

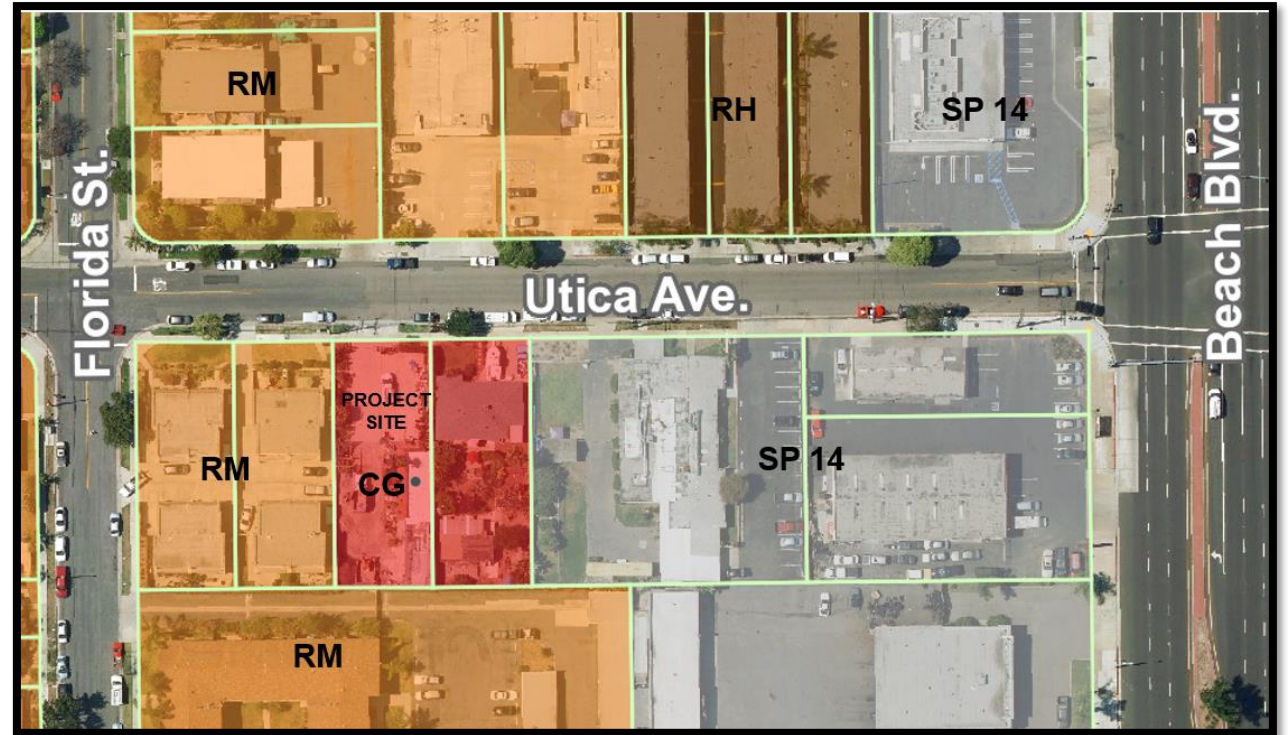
EXISTING ZONING: CG (Commercial General)

PROPOSED ZONING: RM (consistent with
General Plan and surrounding neighborhood)

SURROUNDING ZONING:

North/West/South – RM

East – CG (single-family residence) and SP 14
(Beach and Edinger Corridors Specific Plan)



EXISTING ZONING MAP

PC MEETING – NOVEMBER 12, 2019

- Planning Commission approved the development entitlements (Tentative Tract Map and Conditional Use Permit)
- The development entitlements are conditioned so they do not become effective until the Zoning Map Amendment is approved and in effect.
- Planning Commission recommended approval of the Zoning Map Amendment to the City Council.

GENERAL PLAN & ZONING COMPLIANCE

- General Plan: consistent with existing RM General Plan land use designation and goals and policies of Land Use Element.
- Land Use Compatibility: consistent with the other multi-family residential uses in the surrounding area.
- Development Standards: complies with all development standards for proposed RM zoning designation.

RECOMMENDATION

- Find project exempt from CEQA pursuant to Section 15183 and approve Zoning Map Amendment No. 18-002 with findings for approval and adopt Ordinance No. 4191.