

PARK AVE. REZONE

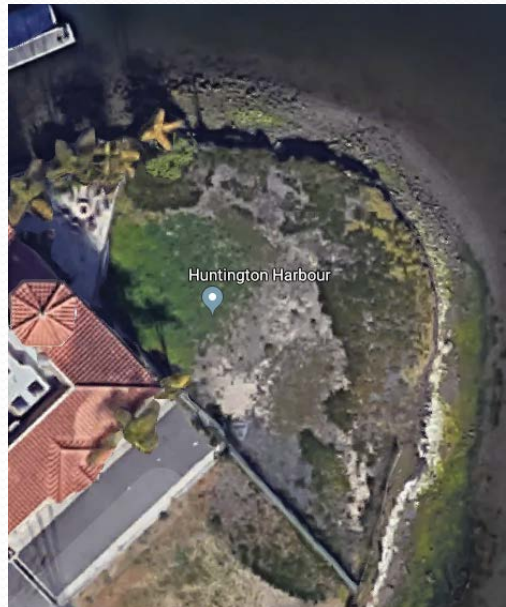
General Plan Amendment (GPA) No.19-002

Zoning Map Amendment (ZMA) No. 19-002

Local Coastal Program Amendment (LCPA) No. 19-001

Mitigated Negative Declaration (MND) No. 19-004

Feb. 18, 2020



PROJECT SITE

Vacant $\pm 6,000$ square foot lot at terminus of Park Avenue



BACKGROUND

- Years ago a marina with a larger caretaker's unit at the site was denied by City Council
- 2017 Planning Commission denied a request to construct a smaller marina and caretaker's unit at the site
- Project pending appeal to City Council
- 2018 Settlement Agreement – City agreed to process rezone request at a reduced fee and property owner agreed to withdraw the marina project on appeal to City Council upon final approval of the rezone

REQUEST

GPA 19-002 - To amend the land use designation:

- from Open Space-Water Recreation (OS-W)
- to Residential Low Density (RL)



Existing

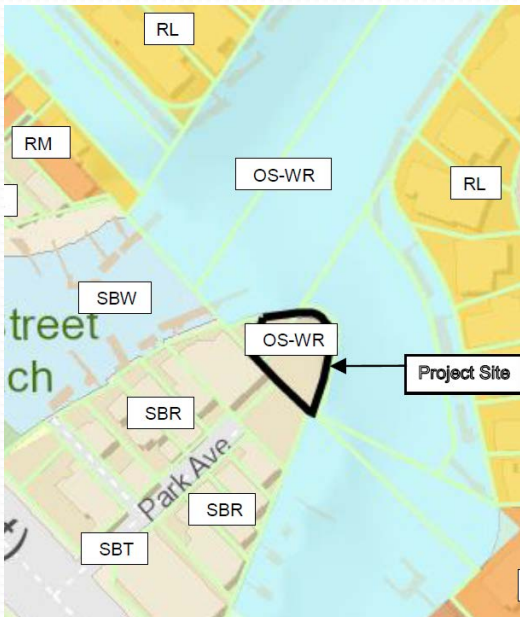


Proposed

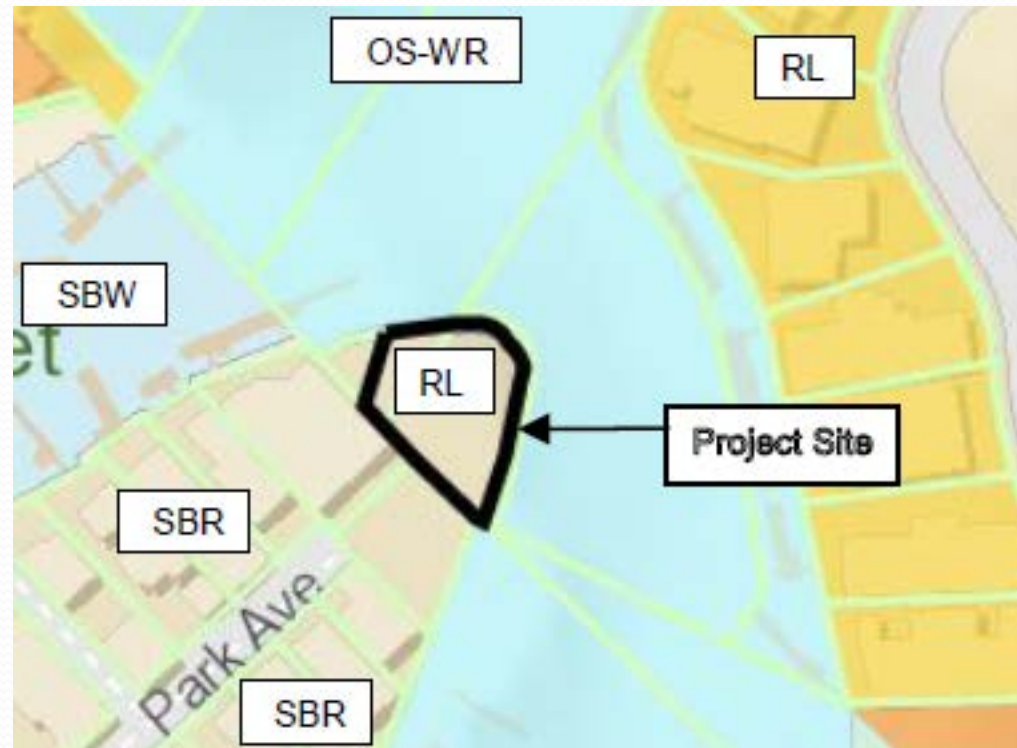
REQUEST

ZMA 19-002 - To amend the zoning designation:

- from Open Space-Water Recreation - Coastal Zone Overlay – Floodplain Overlay (OS-WR-CZ-FP2)
- to Residential Low Density (RL-CZ-FP2)



Existing



Proposed

REQUEST

- LCPA 19-001 – To amend the City's LCP pursuant to the GPA and ZMA subject to approval by the CA Coastal Commission
- MND 19-004 – To analyze the potential environmental impacts associated with the proposed project
- Request would change permitted land use from water recreation (i.e. marina) to residential to be more compatible with the surrounding residential area
- No development proposed at this time
- If RL approved, site could potentially be developed with a single family dwelling with City approval of a coastal development permit

ANALYSIS

- MND adequate, complete, and identifies applicable mitigation measures
- Consistent with General Plan policies (protect residential neighborhoods from encroachment of incompatible land uses; add to housing stock)
- Balances public access policies of Coastal Act with subject site's land use compatibility with surrounding residential area

RECOMMENDATION

- Planning Commission and staff recommend approval based on these reasons
- Dec. 10, 2019 Planning Commission hearing – no speakers other than the applicant



END