

NGUYEN PROPERTIES

Zoning Map Amendment
No. 20-001

311 17th Street

September 8, 2020

SUBJECT SITE



Location:

West side of 17th St.,
north of Olive Ave.

APNs:

023-156-13

023-156-14

Existing General Plan:

RMH

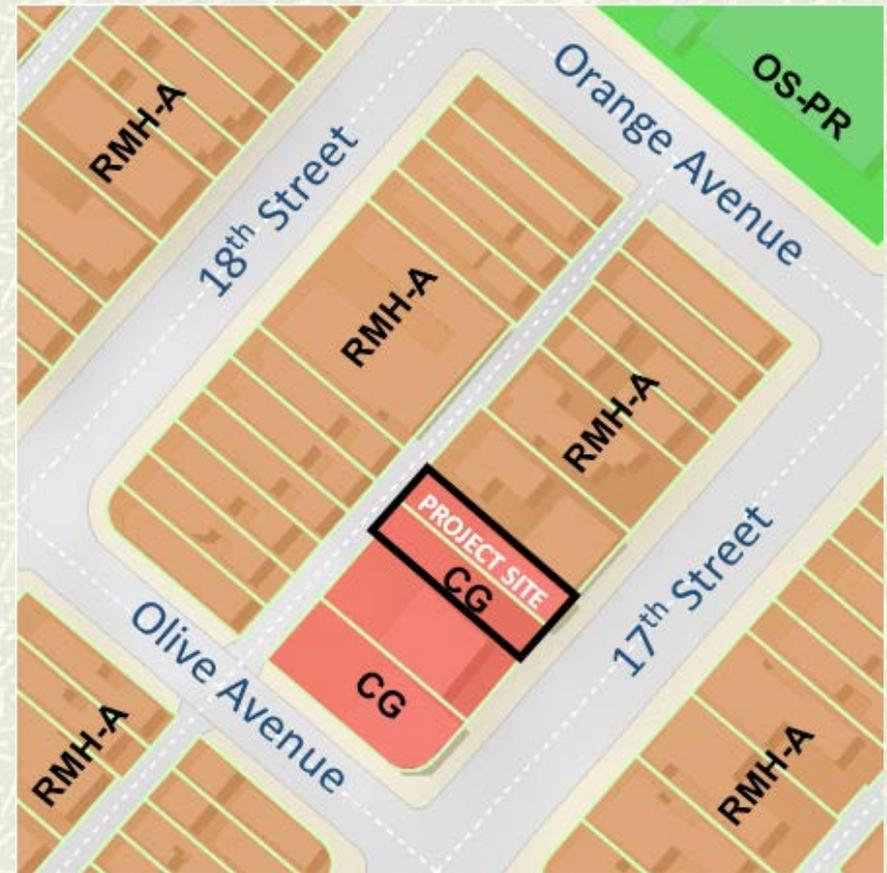
Existing Zoning:

CG

ZMA REQUEST

ZMA No. 20-001:

To amend zoning designation of two parcels from the current designation of Commercial General (CG) to Residential Medium High Density - Small Lot Subdistrict (RMH-A)



Existing Zoning Map

BACKGROUND

– Previous Zoning:

- residential zoning at the site
- southern lot vacant
- northern lot occupied by a commercial building
- former property owner requested zone change to commercial designation

– Requested Zone Change:

- 1993—City Council and Planning Commission approved zone change
 - staff recommended denial of the zone change
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ANALYSIS

- General Plan:
 - Consistent with existing General Plan land use designation (RMH)
 - Consistent with General Plan goals and policies
 - Land Use Compatibility:
 - Land use/zoning to be more compatible with the surrounding residential area compared to existing designation
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RECOMMENDATION

- Planning Commission recommended approval of the Zoning Map Amendment on July 14, 2020
 - Staff recommends approval of the Zoning Map Amendment
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