



**STAFF REPORT**  
**12/9/2020**

**TO:** Honorable Mayor and City Council Members

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Ordinance No. 1169 approving Change of Zone approving Change of Zone (CZ 20-02) for the Cairo Casitas Project from C-G (General Commercial) and R-M (Multiple-Family Residential) to CN-PD (Neighborhood Commercial-Planned Development Overlay) and RM-PD (Multiple-Family Residential – Planned Development Overlay) zones on 0.489 acres located at 51-704 Cesar Chavez Street (APN: 778-150-001). Tomer Tzadok (Applicant). *2nd Reading*

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance No. 1169 approving Change of Zone (CZ 20-02) from C-G (General Commercial) and R-M (Multiple-Family Residential) to CN-PD (Neighborhood Commercial-Planned Development Overlay) and RM-PD (Multiple-Family Residential – Planned Development Overlay) zones for the Cairo Casitas project located at 51-704 Cesar Chavez Street.

**BACKGROUND:**

On November 18, 2020 the City Council held a noticed public hearing on the proposed “Cairo Casitas” project, located at 51-704 Cesar Chavez Street, and approved the project. The landowner, Tomer Tzadok, was represented by his architect, Mr. Randall Barnett at the City Council hearing.

**DISCUSSION/ANALYSIS:**

The project proposes to renovate the parking lot and exterior facades of an existing mixed-use commercial/residential building, and to construct a new eight-unit apartment building on 0.49 acres of land located at the southeast corner of Cesar Chavez Street and Cairo Avenue. The Change of Zone (CZ 20-02) would bring the properties into compliance with the General Plan’s Land Use and Community Character Element land use designations which call for “Neighborhood Center” along Cesar Chavez Street and “Urban Neighborhood” along the south side of Cairo Avenue in this location. The approval of the CZ 20-02 will facilitate development of the subject site with flexible “mixed use” standards that are catered to the project. The new multifamily residential building and the renovated commercial building represent a major investment and will bring new improvements to the existing neighborhood.

**ALTERNATIVES:**

1. Adopt Ordinance No. 1169 (2<sup>nd</sup> Reading)
2. Take no action.
3. Continue this item and provide staff direction.

**FISCAL IMPACT:**

There are no fiscal impacts associated with the approval of the Cairo Casitas project alone, except for building permit fees and development impact fees which are collected for all new construction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 above.

Attachments: Ordinance No. 1169 (2<sup>nd</sup> Reading)