



STAFF REPORT
11/13/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1143 approving the City-Initiated Change of Zone (CZ 18-10) from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service – Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land on the west side of Tyler Street between Avenue 50, and ¼ mile north of Avenue 52.
(Second Reading)

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1143 approving the Zona Central Change of Zone (CZ 18-10) project on approximately 206 acres of agricultural and partially-developed land located on the west side of Tyler Street, between Avenue 50 and ¼ mile north of Avenue 52, from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service – Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities).

BACKGROUND:

On October 23, 2019 the City Council held a notice public hearing on the City-Initiated “Zona Central – Change of Zone” project. The landowner, Peter Rabbit Farms (c/o John Powell Jr.), was present and testified at the hearing in support of the application.

DISCUSSION/ANALYSIS:

The City is proposing Change of Zone 18-10 (CZ 18-10) to bring the properties into compliance with the General Plan’s Land Use and Community Character Element policies, and the Subarea 6 zoning policies. The approval of CZ 18-10 will fulfill many of the stated goals for employment and housing within Subarea 6 which encourages the development of a wide variety of business, employment, and housing types within a walkable, urban environment. Additionally, this change of zone is required pursuant to the City’s Certified Housing Element 2014-2021 as part of the Regional Housing Needs Allocation’s zoning capacity program.

ALTERNATIVES:

1. Adopt Ordinance No. 1143 (2nd 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 Zona Central – Change of Zone project alone, in that there is no construction proposed at this time and the new zoning on the properties will be brought into conformity with the General Plan and Housing Element, in response to State of California mandates, based on the Housing Elements required rezoning efforts for complying with the Regional Housing Needs Allocation (RHNA) capacity.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 above.

Attachments: Ordinance No. 1143 (2nd Reading)