

Date April 19, 2021

To: Mayor Soyoc and Council Members
From: Lee Quintana
Re: 245 Almendra Avenue.
Agenda Item #12 245 Almendra Ave. 4/20/2021 Council Meeting
Request for a Zone change from O:LHP to R-1D:LHP

Within the area shown on Exhibit 1 between Massol and Santa Cruz as shown (Existing General Plan Designations and Existing Zoning) there are additional parcels that share the same inconsistencies as 245 Almendra and there may be more if the area considered is expanded.

- three parcels on the north side of Almendra,
- four parcels on the south side of Almendra, and
- one on the side of Bachman that share the same inconsistency between their General Plan Designation and Zoning District as 245 Alhambra.

The zoning designation on the majority of these parcels is also inconsistent with their current use. This has been the case over a period of time.

State Law requires that the Town's Land Use Diagram be consistent with the Town's Zoning Map.

I ask the Town to take advantage of this application, to broaden the focus of their analysis to include other nearby parcels with the same inconsistency between the zoning Map and the General Plan Land Use Map, provided the existing use on the parcel is consistent with their General Plan Designation.

Thank you for your consideration.

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