

Zoning Case #0222-01

Thanksgiving Homes
Rezoning for a property at 1422 Shely Street
From “CG-2” To “RS-TH”



City Council
March 29, 2022

Zoning Pattern and Adjacent Development



Existing Zoning: "CG-2" General Commercial District

Proposed Use: Multifamily (10 single-family townhouses)

Surrounding Uses:

- North: Medium-Density Residential (La Armada – CC Housing Authority)
- South: Public Semi-Public (Del Mar College Testing Center)
- East: Commercial (Molina Automotive and Tire)
- West: Commercial (Law Office)

Public Notification

7 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

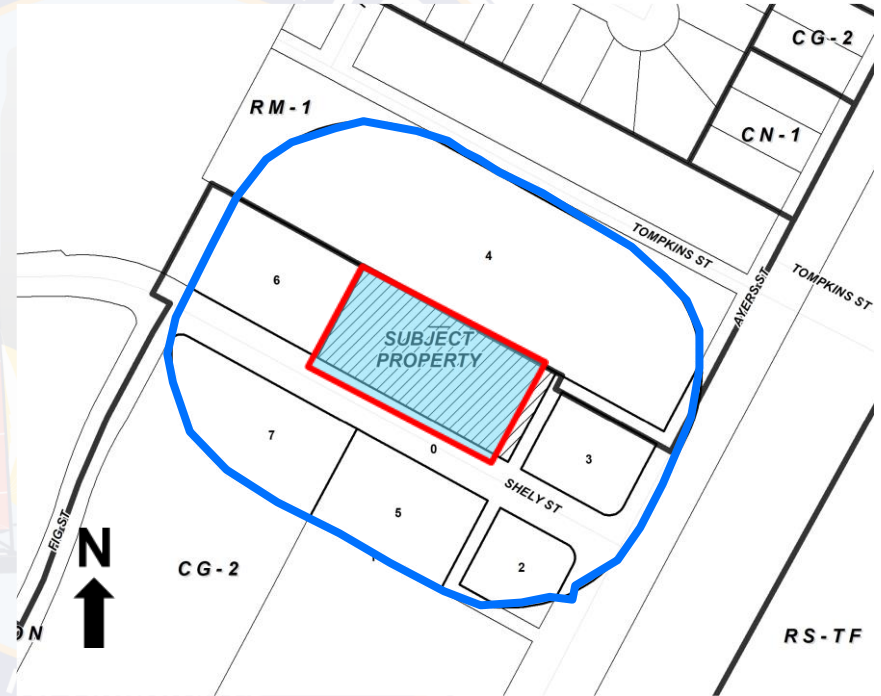
Opposed: 0 (0.00%)
Separate Opposed Owners: 1



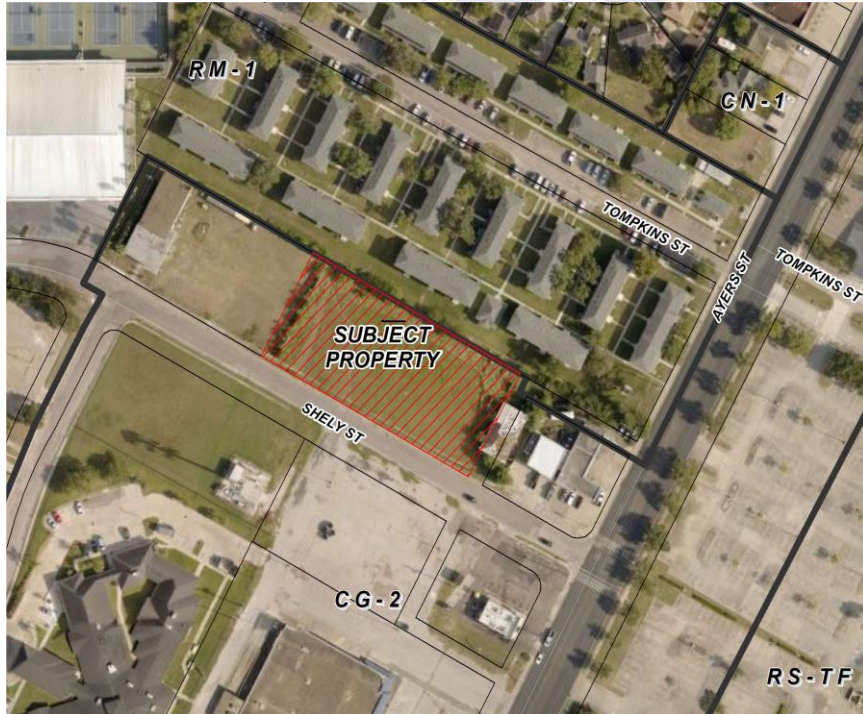
In Favor: 0 (0.00%)



Notified property owner's land in square feet / Total square footage of all property in the notification area =
Percentage of public opposition



Staff Analysis and Recommendation



- The proposed rezoning is consistent with the adopted Southeast Area Development Plan (ADP) and warrants an amendment to the Future Land Use Map.
- The proposed rezoning is in keeping in character with the neighborhood and is compatible with adjacent properties.
- Medium-density residential development is encouraged in the ADP, as is infill development.
- Transitional use between apartments and commercial node.
- Proximity to HEB Park and Del Mar Campus
- The proposed development will be involved in CC Housing Authority programs.
- **Planning Commission & Staff Recommendation: Approval**