



AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting 8/20/2019
Second Reading Ordinance for the City Council Meeting 8/27/2019

DATE: July 22, 2019
TO: Peter Zaroni, City Manager
FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Rezoning property at or near 2934 Highland Avenue

CAPTION:

Zoning Case No. 0519-03 Sergio and Magali Martinez (District 1). Ordinance rezoning property at or near 2934 Highland Avenue from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District.

PURPOSE:

The purpose of this item is to allow for the construction of a Single-Family Home.

BACKGROUND AND FINDINGS:

The subject property is 0.35 acres in size. The owner is proposing a Single-Family Home. The current zoning is “CN-1” Neighborhood Commercial District and permits apartments, office, hotels, restaurants and retail. The “RS-6” Single-Family District allows Single-Family homes on a minimum 6,000 square foot lot.

Mailing Notification

As of August 12, 2019:

Number of Notices Mailed
52 within 200-foot notification area
6 outside notification area

In Favor
1 inside notification area
0 outside notification area

In Opposition
0 inside notification area

0 outside notification area

Totaling 0.242% of the land within the 200-foot notification area in favor.

ALTERNATIVES:

1. Deny the request of “RS-6” Single-Family 6 District.

OTHER CONSIDERATIONS:

None.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan. The proposed rezoning to the “RS-6” Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and consistent with the Future Land Use Map.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital (X) Not applicable

Fiscal Year: 2018-2019	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Funding Detail:

Fund: N/A
Organization/Activity: N/A
Mission Element: N/A
Project #: N/A
Account: N/A

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 26, 2019):

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District.

Vote Results:

For: 8
Opposed: 0
Absent: 0
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report