



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Sylvia Arenas

SUBJECT: SEE BELOW

Approved

Date

12/3/18

SUBJECT: File No. GP18-011: General Plan Amendment to Change the Land Use/Transportation Diagram Land Use Designation from Rural Residential to Neighborhood/Community Commercial, Rural Residential, and Open Space, Parklands, and Habitat on a 1.0-Gross Acre Site, Located on the West Side of San Felipe Road, Approximately 1,010 Feet South of Delta Road (4349 San Felipe Road) (Douglas & Nancy Vierra, Owner)

RECOMMENDATION

1. Accept staff report.
2. Encourage staff to work with applicant and community in order to achieve a compatible residential development that respects the unique circumstances of the location. Encourage staff to consider PD zoning and permitting as a potential option for addressing community and applicant interests at this site, if such zoning is proposed by the applicant.
3. Staff to properly notice the neighboring homeowners association, the residential neighbors on Mousa Court, and the community of all future land use permit applications and that community feedback is considered.

BACKGROUND

This unique location faces specific challenges that the applicant, community, and planning staff have been working to resolve for a number of years. Those issues include substantial riparian setbacks on both sides of Thompson Creek, a narrow parcel shape, and the varying needs of the applicant's adjacent commercial property and the residential neighbors.

As with most land use considerations, the goal should be a successful outcome that meets the needs of the community and the applicant's commercial business. Despite the frustrations on both sides, we're very close to a successful outcome, which I believe would be easiest to achieve through PD zoning of the entire property. Specifically, two single-family attached units being built on this site has been identified by the community and applicant as a goal to replace the existing ranch house. This would require PD zoning to accomplish, with City staff working collaboratively with the applicant and their neighbors towards this goal.