



Approval of an Amendment to the Guadalupe Gardens Master Plan

**Mukesh (Mookie) Patel, Director of Aviation
Ryan Sheelen, Senior Planner**

Item # 5.1

May 6, 2025

Coleman and Hedding Commercial Development Project Overview



1. Guadalupe Gardens Master Plan Amendment
2. General Plan Amendment & Rezoning
3. Environmental Impact Report (EIR)
4. Future RFP and Site Development

FAA Corrective Action Plan

- **City Council: October 2021**
 - Implement FAA Corrective Action Plan
- **City Council: February 2022**
 - “Prototype Park” concept developed to activate Guadalupe Gardens with uses such as Prototype Dog Park, Disc Golf, and Urban Agriculture



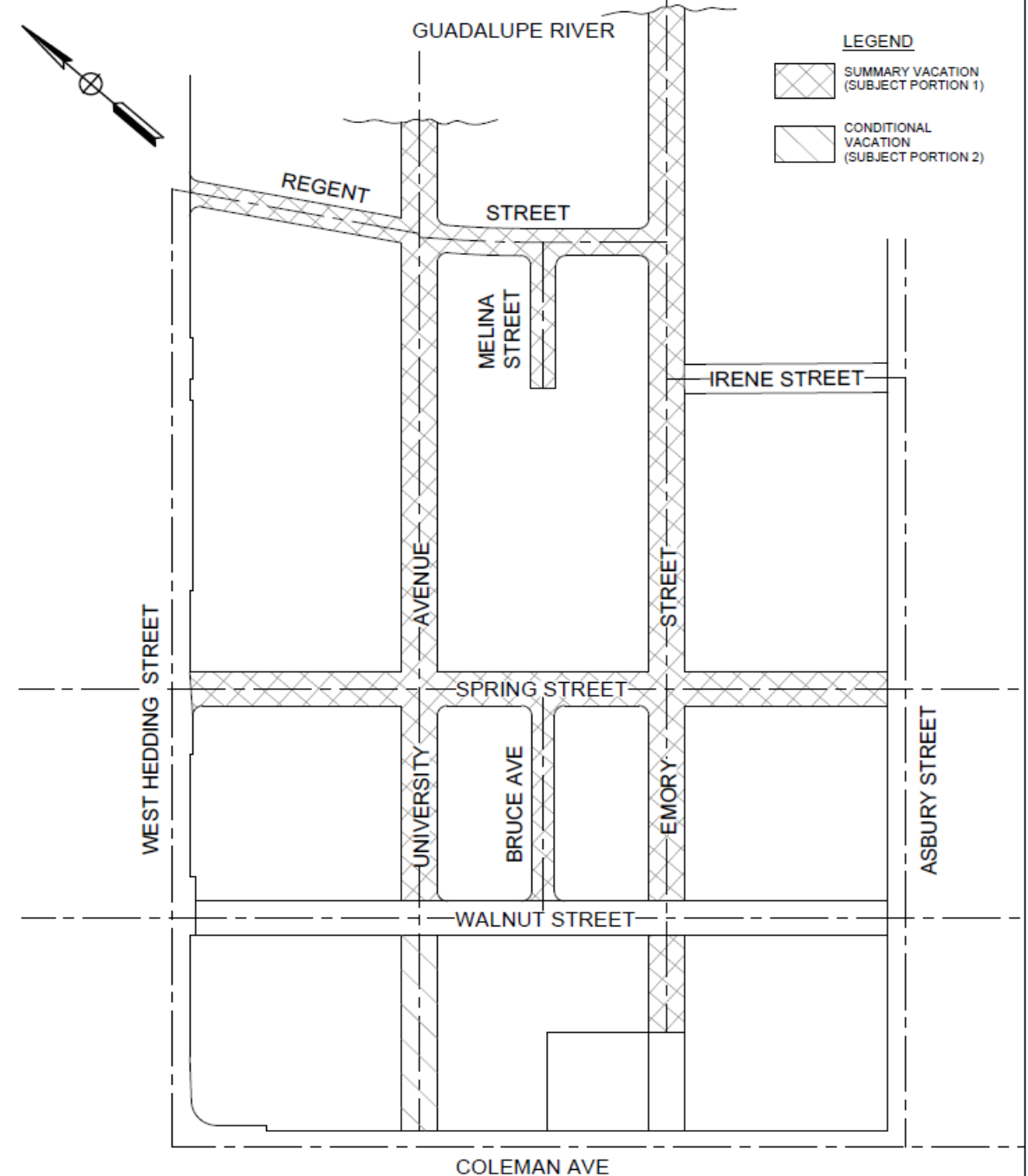
Balanced Approach

- Fair market value requirements vs community benefit
- **FAA Community Benefit Approval: September 2023**
 1. Open space recreational uses
 2. Commercial development along Coleman Ave and Hedding St. for revenue generating purposes



Guadalupe Gardens Street Closures and Vacations

- **City Council Actions:**
 - April 2023 – Temporary street closure extensions
 - October 2024 – Formal street closure & vacation
- Efforts continue to prepare the property for activation uses





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Coleman and Hedding General Plan Amendment and Planned Development Rezoning

File Nos. GP 18-012 and PDC23-009

City Council

May 6, 2025

Item 10.2

Presenter:

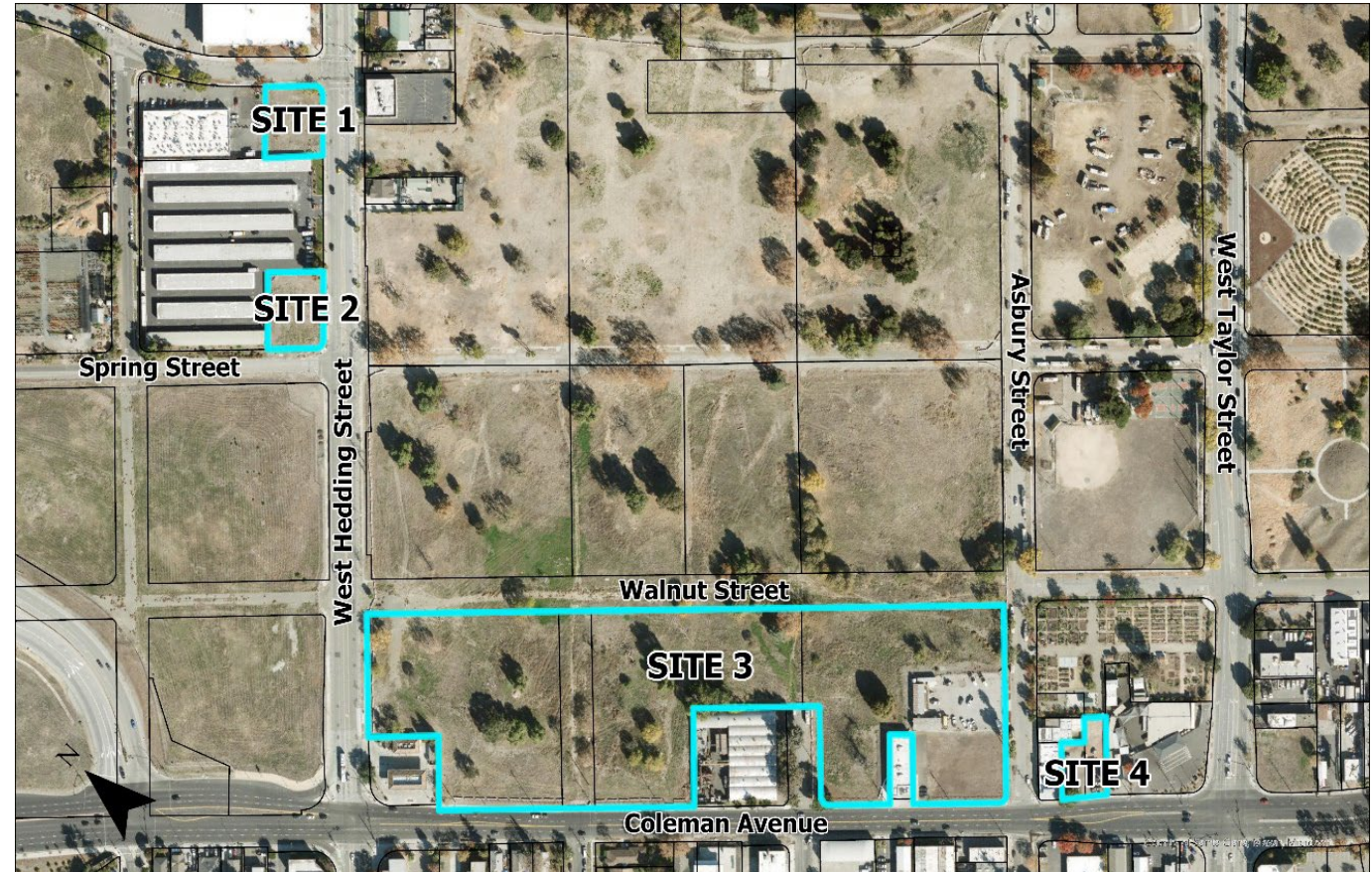
Ruth Cueto, Principal Planner



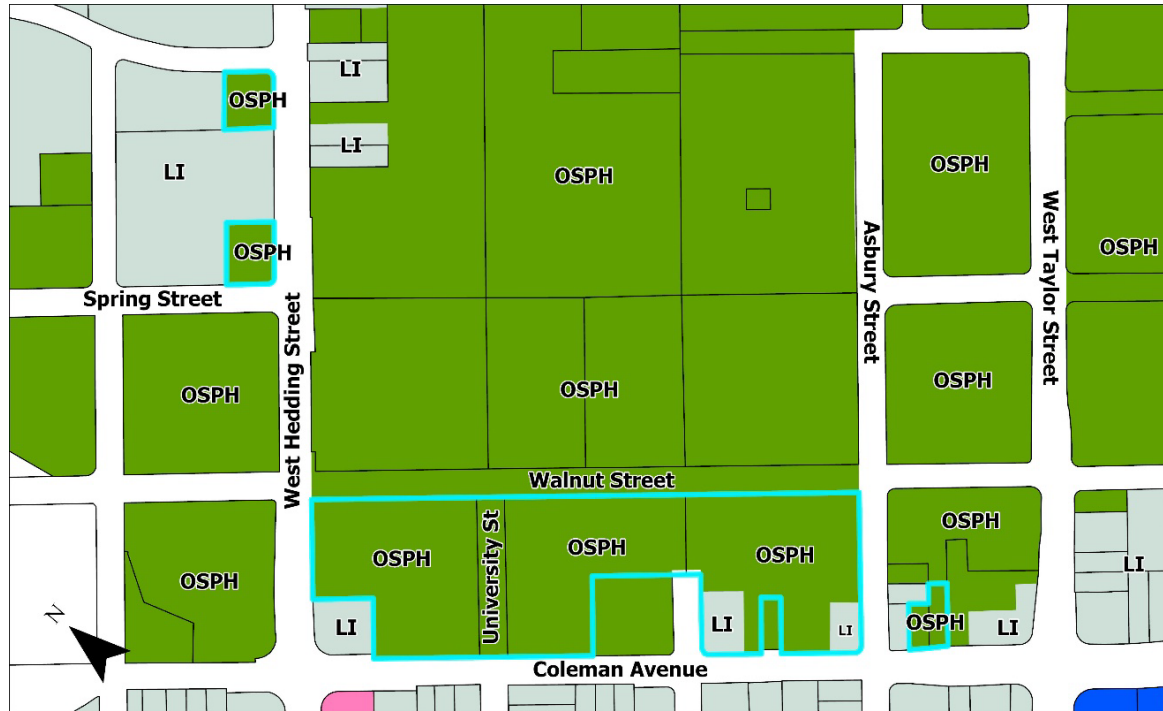
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Site and Project Description

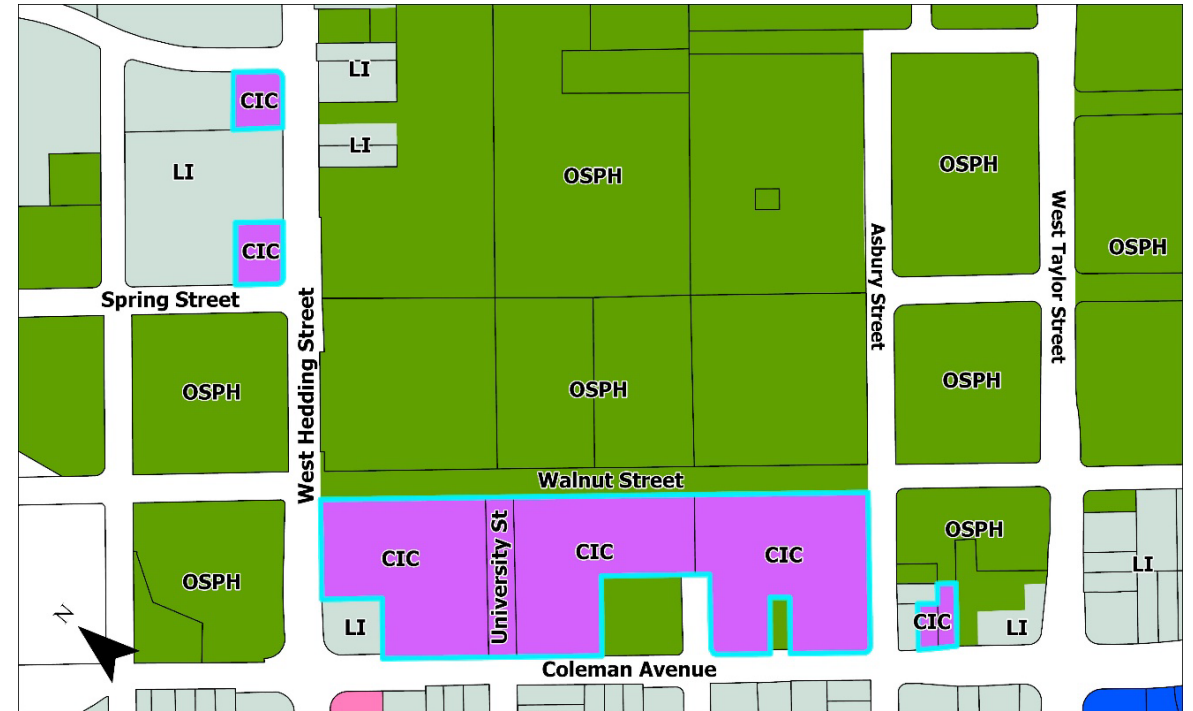
- Project comprised of four, mostly vacant, non-contiguous sites
- Located within:
 - Inner Safety Zone
 - City-approved Airport Influence Area
- General Plan Amendment to amend the General Plan land use designation from Open Space, Parkland and Habitat and Light Industrial to Combined Industrial/ Commercial.
- Planned Development Zoning to rezone the site from no designation, OS Open Space, Li Light Industrial, and R-2 zoning districts to the OS(PD) Planned Development zoning district.



General Plan

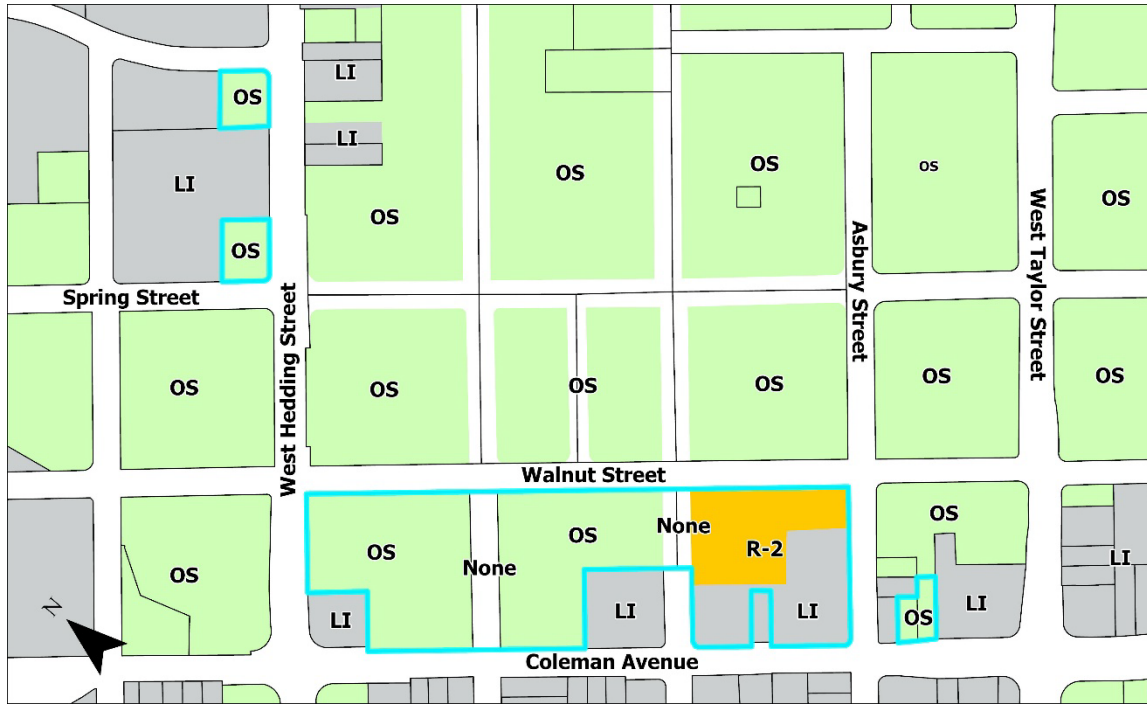


Existing General Plan Designation: Open Space, Parkland and Habitat and Light Industrial

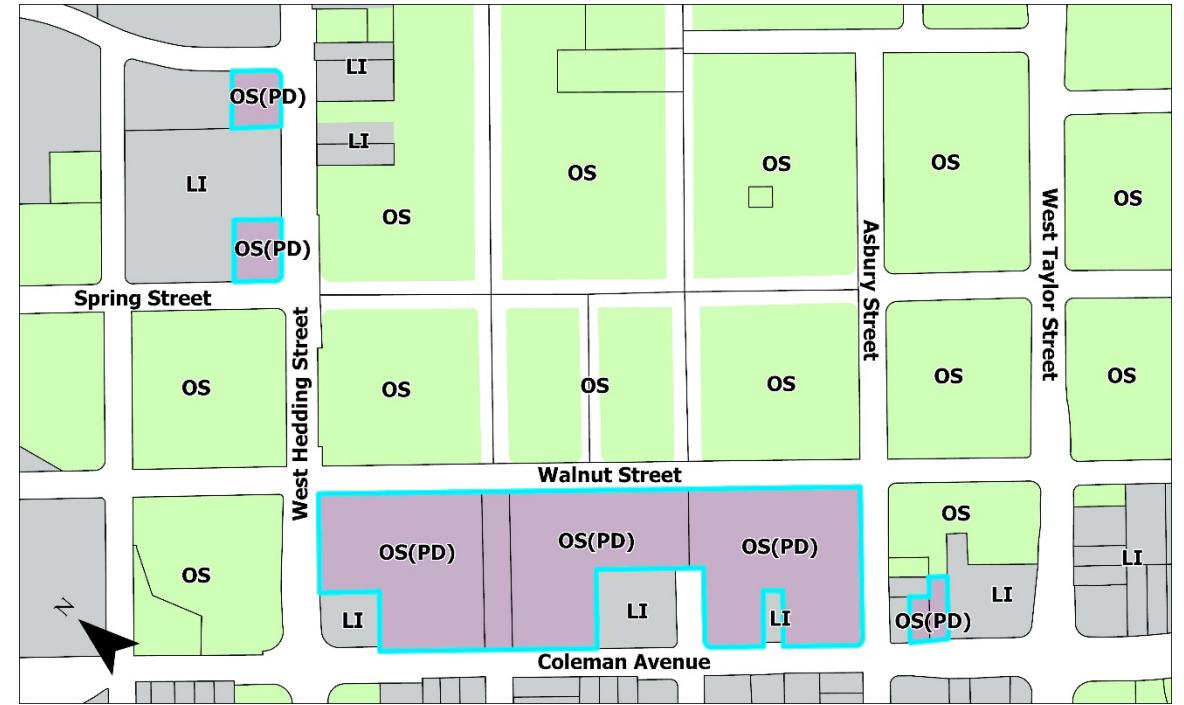


Proposed General Plan Designation: Combined Industrial/Commercial

Zoning



Existing Zoning: No designation, OS Open Space, LI Light Industrial, and R-2 Two-family Residences



Proposed Zoning District: OS Open Space (PD) Planned Development

General Development Standards

| Standards | Standard CIC Zoning District | OS(PD) Zoning District |
|------------------------|---|---|
| Uses | As allowed in CIC (Example: Manufacturing, Office, R&D, Retail, Public Eating Establishments, Vehicle Uses) | Restricted to CIC uses that are Inner Safety Zone compatible |
| Setbacks | Front: 15 Rear and Side: 0 | As allowed in CIC except for 0 front setback along Walnut St |
| Height | Max 50 feet | Determined by the FAA airspace requirements |
| Floor Area Ratio (FAR) | Max 12 | Max 0.60 |
| Population Density | n/a | 120 people per acre |

| Other Restrictions |
|--|
| Uses that may cause a hazard to aircraft are not permitted |
| Exterior lighting shall not interfere with aircraft operations |
| Above-ground storage or fuel or hazardous materials prohibited |
| 50-foot Coleman Avenue Widening Reservation Area |

Environmental Review

- Environmental effects were found not to be significant for the following resource areas:
 - Aesthetics, Agricultural and Forestry Resources, Air Quality, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire
- Impacts that can be mitigated to below significance thresholds with implementation of mitigation measures for the following resource areas:
 - Biological Resources, Archaeological Resources, GHG Reduction, Hazards and Hazardous Materials, Noise, and Transportation

Comments Received on the Draft EIR

- The City received eight written comment letters during the EIR public circulation period. The main concerns raised included:
 - Burrowing owls and nesting birds protection
 - Sensitivity for tribal cultural resources on the project site
 - Textual Changes to update water-management-related maps, ordinances, plans, and permit information
 - Request to prepare a Local Transportation Analysis and Travel Demand Management Program
- All comments were addressed in the First Amendment/Final EIR posted on March 28, 2025. None of these comments raised new significant issues.
- Recirculation of the EIR is not required.

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