



# Memorandum

**TO: CITY COUNCIL**

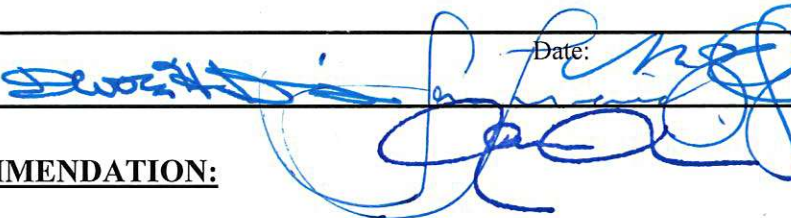
**FROM:** Mayor Sam Liccardo  
Vice Mayor Magdalena Carrasco  
Councilmember Dev Davis  
Councilmember Raul Peralez

**SUBJECT: 1220 Curtiss Avenue**

**DATE: 10/20/17**

Approved:

Date:

 10.20.17

**RECOMMENDATION:**

Deny the Rezoning and Planned Development Permit application for 1220 Curtiss Avenue.

**BACKGROUND:**

We support the Envision 2040 General Plan and this application does not conform with the Envision 2040 General Plan's Land Use Policy LU-9.15 where a flag lot does not allow for a clear and visible relationship to the street. It also runs counter to Land Use Policy LU-11.2 increasing the density of an area and disrupting an established neighborhood pattern. We have clear guidance from our Envision 2040 General Plan about where flag lots are appropriate and where they should be discouraged.

Both the Planning Commission and Planning Department do not support this application.

Encouraging densification in the city is a good idea, but in the appropriate areas in our city. This single-family neighborhood is not in an identified growth area. The Infill Housing Policy should not be implemented when it disrupts the character of an older historic neighborhood, such as this one.