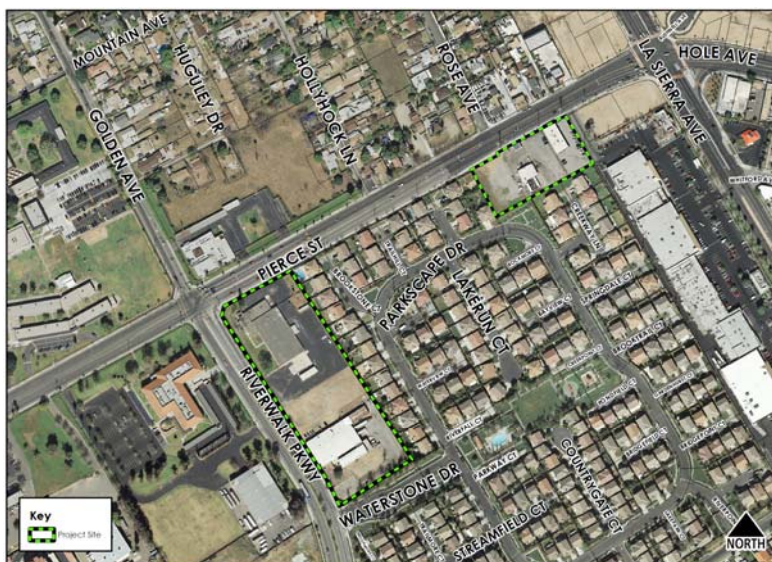# La Sierra University Specific Plan Housing Element Consistency
P18-0208 (Specific Plan Amendment)

Community & Economic Development Department

Planning Commission
Agenda Item: 5
January 09, 2019

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LOCATION MAP

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GENERAL PLAN MAP

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ZONING MAP

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2014-2021 5TH CYCLE HOUSING ELEMENT REZONING PROGRAM

Site W7G3S14
Proposed Zones

P17-0180 Zoning Map Amendment

Site W7G4S45
Proposed General Plan

P17-0096 General Plan Map Amendment

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EXISTING AND PROPOSED SPECIFIC PLAN MAPS

Figure 1 – Land Use and Circulation Plan (Existing)

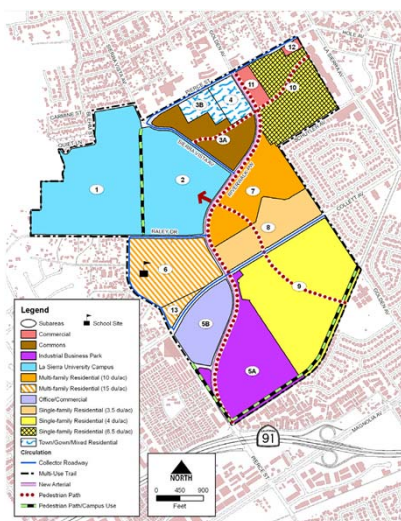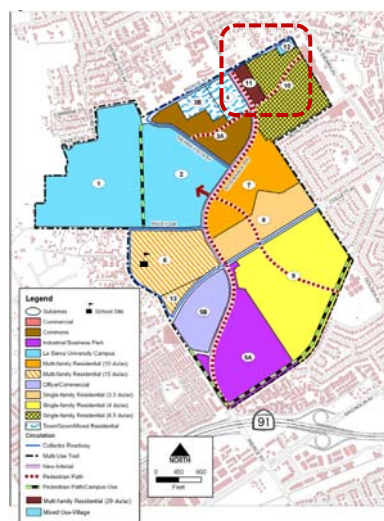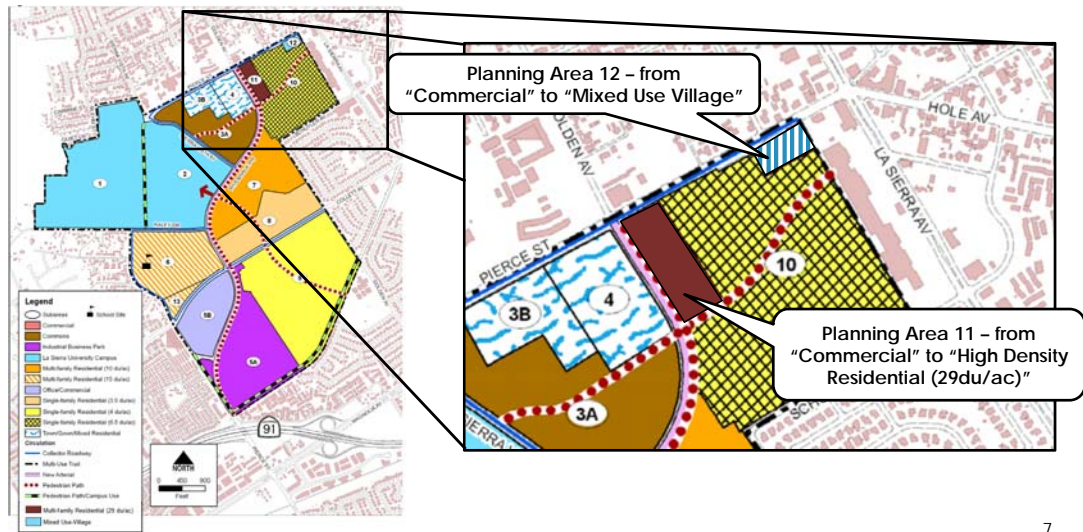Figure 1 – Land Use and Circulation Plan (Proposed)

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PROPOSED SPECIFIC PLAN MAP - DETAIL

Planning Area 12 – from "Commercial" to "Mixed Use Village"

Planning Area 11 – from "Commercial" to "High Density Residential (29du/ac)"

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PROPOSED TEXT AMENDMENTS

Include:

1. Update to "Goals and Policies" to reflect changes to Subareas 11 & 12

2. Updates to Section 3.3 (Land Use Design Framework) to reflect new land use designations

3. Updates to Tables 3-4 (Preliminary Land Use Tabulations), 3-5 (La Sierra University Water Demand) and 3-6 (La Sierra University Wastewater Generated) to account for increase in residential units

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PROPOSED TEXT AMENDMENTS

(Continued):

4. Add references to Table 4-1 (Development Standards by Subarea) to refer to Title 19 (Zoning) standards for Subareas 11 and 12

5. Updates to Chapter 5 (Design Standards and Guidelines) to refer to Title 19 (Zoning) design requirements for Subareas 11 and 12
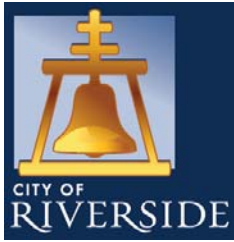
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RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case P18-0208 (Specific Plan Amendment) is consistent with Implementation Program Tool H-21 (Rezoning Program) analyzed within the Final Program Environmental Impact Report for the 2014-2021 Housing Element Implementation Program certified on December 12, 2017 and further determine that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant effect on the environment; and

2. **RECOMMEND CITY COUNCIL APPROVAL** of Planning Case Number: P18-0208 based on the analysis outlined in the staff report.

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La Sierra University Specific Plan
Housing Element Consistency
P18-0208 (Specific Plan Amendment)

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