



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 3, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 6
DEPARTMENT

SUBJECT: PR-2021-001114 (GPA, RZ, DR) – GENERAL PLAN AMENDMENT, ZONING CODE MAP AMENDMENT, AND DESIGN REVIEW – TO CONSIDER THE FOLLOWING ENTITLEMENTS TO CONSTRUCT A 117-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 4.54 ACRES: 1) GENERAL PLAN AMENDMENT TO AMEND 2.72 ACRES OF THE PROJECT SITE FROM THE MDR – MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION TO HDR – HIGH DENSITY RESIDENTIAL; 2) ZONING CODE AMENDMENT TO REZONE 2.72 ACRES OF THE PROJECT SITE FROM R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE TO R-3-1500 – MULTIPLE FAMILY RESIDENTIAL ZONE; AND 3) DESIGN REVIEW OF PROJECT PLANS, LOCATED AT 4663 AND 4705 HEDRICK AVENUE AND 4618 JONES AVENUE, BOUNDED BY HEDRICK AVENUE TO THE WEST AND JONES AVENUE TO THE EAST

ISSUE:

Approve a proposal by Hugo Lepe of Century Heritage Builders, Inc. for the following entitlements to construct a 117-unit multi-family residential development on 4.54 acres: 1) General Plan Amendment to amend 2.72 acres of the project site from the MDR – Medium Density Residential land use designation to HDR – High Density Residential; 2) Zoning Code Amendment to rezone 2.72 acres of the project site from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone; and 3) Design Review of project plans, located at 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue, bounded by Hedrick Avenue to the west and Jones Avenue to the east.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6;
2. Approve Planning Case PR-2021-001114 (General Plan Amendment, Rezone, and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 2.72 acres from MDR – Medium Density Residential to HDR – High Density Residential; and

4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Code.

PLANNING COMMISSION RECOMMENDATION:

On December 18, 2025, the City Planning Commission recommended approval of Planning Case PR-2021-001114 (General Plan Amendment, Rezone, and Design Review), by a vote of 6 ayes, 0 noes and 2 abstentions, with a revised staff recommended conditions of approval (Attachments 3, 4, and 5).

After discussion, Planning Commission modified the staff recommended conditions of approval to add a condition requiring that the secondary driveway on Hedrick Avenue is restricted to egress only.

BACKGROUND:

The subject 4.54-acre property consists of three contiguous parcels located between Hedrick Avenue to the west and Jones Avenue to the east. The site is developed with three single-family residences and accessory structures.

As a matter of information, the parcel fronting onto Jones Avenue (APN: 143-040-012) was rezoned from R-1-7000 – Single Family Residential Zone to R-3-15000 – Multiple Family Residential Zone as part of the City's Housing Element Update (5th Cycle) to meet the housing needs for the City.

Surrounding land uses consist of single family residential to the north, east (across Jones Avenue) and west (across Hedrick Avenue), and multi-family residential to the south.

DISCUSSION:

The proposed project consists of five 3-story buildings and twelve 2-story buildings. The development includes one studio unit, 43 one-bedroom units, and 73 two-bedroom units. Units range in size from 607 to 1,197 square feet. Private balconies/ patios are attached to each unit. A total of 215 parking spaces are provided in garages, covered carports, and uncovered parking spaces.

Common useable open space consists of 22,708 square feet and includes: a pool and spa, a fitness center and clubhouse, a tot lot, and multiple outdoor gathering areas with enhanced outdoor seating and landscaping.

The proposed project includes 6-foot walls on the perimeters of the site. Retaining walls are proposed along the northeast property line. The walls will be constructed of decorative masonry block, with a decorative cap, and landscaping will be provided along the perimeter of the project site.

The project is proposed to be fully gated with vehicular access to the site provided from driveways on Hedrick and Jones Avenues as well as multiple pedestrian access points along Hedrick and Jones Avenues.

Implementation of this proposed project requires:

- General Plan Amendment: To amend the land use designation of 2.72 acres of the project sites 4.54 acres (APN: 143-040-010 and 143-040-011) from MDR – Medium Density Residential to HDR – High Density Residential;
- Zoning Code Map Amendment: To change the zone of 2.72 acres of the project sites 4.54 acres (APN: 143-040-010 and 143-040-011) from R-1-7000 - Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone; and
- Design Review: Site design and building elevations.

FISCAL IMPACT:

There is no fiscal impact associated with this action since all project costs are borne by the applicant.

Prepared by:	Yenifer Cid, Associate Planner
Approved by:	Jennifer A. Lilley, Community & Economic Development Director
Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Mike Futrell, City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Resolution Amending the General Plan
2. Ordinance Amending the Zoning Map
3. Planning Commission Staff Report, Findings, Conditions of Approval, and Exhibits – December 18, 2025
4. Planning Commission Revised Conditions of Approval – December 18, 2025
5. Planning Commission Minutes – December 18, 2025
6. Presentation