

Planning Cases

P15-0140 (General Plan Amendment)
and P15-0141 (Rezoning)

Community & Economic
Development Department

City Planning Commission

Item # 4

December 3, 2015

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2012 AERIAL PHOTO



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CURRENT GENERAL PLAN



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CURRENT ZONING



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SITE PHOTOS



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SITE PHOTOS



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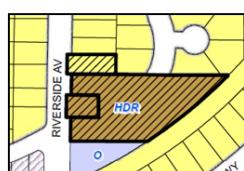
RIVERSIDE AVE. GRADE SEPARATION



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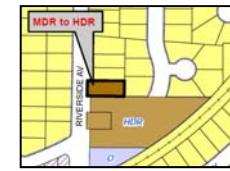
PROPOSAL

Existing

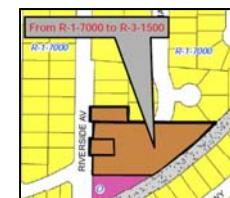
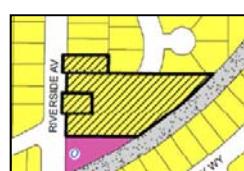


General Plan

Proposed



Zoning



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RECOMMENDATION

That the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that Planning Cases **P15-0140** (General Plan Amendment) and **P15-0141** (Rezoning) are categorically exempt from the provisions of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines, as it can be seen with certainty that the proposal does not have the possibility to have a significant impact on the environment since the amendments constitute modifications to bring the zoning category and general plan land use designation into consistency, there is no specific development proposed, and the site is currently fully developed with a project that is consistent with the maximum densities allowed should the amendment be approved, and would not provide a significant opportunity to construct additional dwellings.
2. **RECOMMEND** that the City Council **APPROVE** Planning Cases **P15-0140** (General Plan Amendment) and **P15-0141** (Rezoning) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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