



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: JULY 24, 2018**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT              WARD: 3**  
**DEPARTMENT**

**SUBJECT: PLANNING CASES P04-1503 GENERAL PLAN AMENDMENT & P04-1504**  
**REZONING – BY WEN TU CHEN TO FACILITATE THE CONSTRUCTION OF A**  
**PREVIOUSLY APPROVED 22-UNIT CONDOMINIUM DEVELOPMENT**  
**LOCATED AT 3743 & 3745 JEFFERSON STREET**

## **ISSUES:**

Adoption of a resolution to amend the General Plan 2025 Land Use designation and a rezoning ordinance to allow for the construction of a previously approved 22-unit condominium project by Wen Tu Chen, successor in interest to Champco Inc., located at 3743 & 3745 Jefferson Street.

## **RECOMMENDATIONS:**

That the City Council:

1. Adopt the attached Resolution to amend the General Plan 2025 Land Use designation of the subject site from MDR – Medium Density Residential to HDR – High Density Residential; and
2. Adopt the attached Ordinance amending the zoning map from R-1-7000 – Single Family Residential Zone to R-3-1500 – Multiple Family Residential Zone.

## **BACKGROUND:**

On July 11, 2006, the City Council approved Planning Cases P04-1503 (General Plan Amendment), P04-1504 (Rezoning), P05-0250 (Design Review), and P06-0466 (Tentative Tract Map) to allow for the construction of a 22-unit, two-story condominium project with related parking and recreational facilities, and introduced the appropriate rezoning ordinance for the properties located at 3743 and 3745 Jefferson Street. The applicant did not immediately commence construction of the project following approval, and subsequently requested and was administratively granted time extensions to allow additional time to satisfy the approved conditions of these entitlements.

In early 2017 the applicant attempted to obtain building and grading permits consistent with the approved project. At that time, the applicant was informed that the General Plan Amendment,

Rezoning, and Final Tract Map had not yet been formally adopted as required prior to issuing building and grading permits.

On May 22, 2018, City Council adopted Resolution No. 23306, accepting the Final Map of Tract No. 34688. However, staff inadvertently excluded the adoption of the accompanying Rezoning Ordinance and General Plan Amendment Resolution from the recommendations presented to City Council at that hearing.

As a final step in the entitlement process, and to facilitate issuing building and grading permits, the Rezoning Ordinance (Attachment 1) and Resolution to amend the General Plan Land Use Designation (Attachment 2) require adoption by the City Council.

**FISCAL IMPACT:**

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

Prepared by: David Welch, Community & Economic Development Interim Director  
Certified as to  
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

**Attachments:**

1. Ordinance to Rezone
2. Resolution to Amend the General Plan Land Use Designation