



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: FEBRUARY 26, 2019**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 1**  
**DEPARTMENT**

**SUBJECT: PUBLIC HEARING - P18-0742 ZONING CODE AMENDMENT BY BOYD BRADSHAW TO REZONE A 0.96-ACRE PARCEL FROM PF – PUBLIC FACILITIES ZONE TO R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE LOCATED AT 2599 FIELD LANE**

## **ISSUE:**

Approve a request by Boyd Bradshaw to rezone a 0.96-acre site from PF – Public Facilities Zone to R-1-7000 – Single Family Residential Zone.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that the project is exempt from the provisions of the California Environmental Quality Act review pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed Zoning Code Amendment will have a significant effect on the environment;
2. Approve Planning Case P18-0742 Zoning Code Amendment; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

## **PLANNING COMMISSION RECOMMENDATION:**

On January 10, 2019, the City Planning Commission recommended approval of Planning Case P18-0742 Zoning Code Amendment, by a vote of 7 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

## **BACKGROUND:**

The 0.96 acre project site is developed with a 2,851 square foot single family residence, built in 1958 for Lee Duncan, trainer of Rin Tin Tin, and his wife Eva Duncan. Surrounding land uses include Fairmount Park to the north across Field Lane, vacant property zoned for single-family residences to the west, and single-family residences to the east and south.

## **DISCUSSION:**

The Applicant is requesting a Zoning Code Amendment to rezone the parcel from PF – Public Facilities Zone to the R-1-7000 – Single Family Residential Zone. The proposed R-1-7000 Zone will be consistent with the existing General Plan land use designation of MDR – Medium Density Residential, which provides for the development of single family residences, and allows for the continued preservation of the residential character of the neighborhood. The proposed zone will allow the existing single family residence to be permitted as a matter of right, where it currently has legal nonconforming rights due to the existing PF – Public Facilities Zoning designation. This parcel is the last property in the area zoned PF – Public Facilities, developed with a single family residence.

The project site was analyzed for compliance with the development standards of the R-1-7000 Zone and it complies. No improvements are proposed with this request.

## **FISCAL IMPACT:**

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

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

## **Attachments:**

1. City Planning Commission Recommended Conditions
2. City Planning Commission Minutes – January 10, 2019
3. City Planning Commission Report – January 10, 2019
4. Zoning Code Amendment Ordinance
5. Presentation