



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: DECEMBER 03, 2019**

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

**SUBJECT: PLANNING CASE P14-0508 ZONING CODE AMENDMENT – BY EDWARD BONADIMAN OF JOSEPH E. BONADIMAN & ASSOCIATES, INC. TO REZONE AN 0.31 ACRE PARCEL TO ALLOW A STAND-ALONE SURFACE PARKING LOT LOCATED AT 6611 AND 6613 SCHOOL CIRCLE DRIVE**

## **ISSUE:**

Approve a proposal by Edward Bonadiman of Joseph E. Bonadiman & Associates, Inc. on behalf of Central Medical Group, LLC for a Zoning Code Amendment to rezone the 0.31-acre parcel to allow a surface parking lot.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, as the project constitutes an in-fill Development;
2. Approve Planning Case P14-0508 Zoning Code Amendment; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

## **PLANNING COMMISSION RECOMMENDATION:**

On November 20, 2014, the City Planning Commission recommended approval of Planning Case P14-0508 Zoning Code Amendment, and related Planning Cases P14-0863 Minor Conditional Use Permit, P14-0864 Variance, and P14-0509 Design Review by a vote of 9 ayes, 0 noes and 0 abstentions, with modifications to staff recommended conditions.

## **BACKGROUND:**

The subject 0.31-acre project site is located on the west side of School Circle Drive, south of Central Avenue and is developed with a surface parking lot to provide additional parking for the Central Medical Group, located at 4100 Central Avenue. The parking lot consists of 25 spaces, a 53-foot-wide drive aisle, six 15-foot-wide planters along the perimeter of the site, a 6-foot high masonry wall and gates along the front property line to secure the site. Surrounding land uses include medical offices to the north and west; and single family residential to the south and east.

On March 29, 2016, precise grading and building permits were issued for the construction of the 25-space stand-alone parking lot. In order to finalize the parking lot, the Zoning Code Amendment requires approval by City Council.

## **DISCUSSION:**

### **Project Description**

The Applicant is requesting approval of a Zoning Code Amendment to rezone the 0.31-acre project site from R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones to the MU-V-SP – Mixed Use – Village and Specific Plan (Magnolia Avenue) Overlay Zones to permit the surface parking lot.

The proposed rezoning can be supported as it will allow the existing parking lot to be consistent with the zone. The parking lot is compatible with and beneficial to surrounding uses by providing additional parking for the Central Medical Group and reducing impacts to the surrounding neighborhood. Conditions of approval require on site landscaping and lighting consistent with the standards of the Zoning Code.

For additional background, please refer to the November 20, 2014, City Planning Commission staff report (Attachment 3), recommended conditions of approval and minutes.

## **FISCAL IMPACT:**

There is no fiscal impact associated with this action, as 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

### **Attachment:**

1. Ordinance Amending the Zoning Code
2. City Planning Commission Recommended Conditions
3. City Planning Commission Report and Exhibits – November 20, 2014
4. City Planning Commission Minutes – November 20, 2014
5. Presentation