



Legislation Details (With Text)

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File created: 8/29/2018 **In control:** City Council

On agenda: 9/19/2018 **Final action:**

Title: Public Hearing for City Council consideration of Ordinance No. 3282 for CZ2018-0001, an application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) (located approximately 350 feet west of Lincoln Avenue, north of Sixth Street), and consideration of the Negative Declaration regarding potential environmental impacts of the project. (Applicant: Fitschen Family Trust)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Staff Report with attachments

Date	Ver.	Action By	Action	Result
9/19/2018	1	City Council	accepted	Pass

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 9/19/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public Hearing for City Council consideration of Ordinance No. 3282 for CZ2018-0001, an application to change the zone on approximately 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) (located approximately 350 feet west of Lincoln Avenue, north of Sixth Street), and consideration of the Negative Declaration regarding potential environmental impacts of the project. (Applicant: Fitschen Family Trust)

RECOMMENDED ACTION:

That the City Council

1. Adopt the Negative Declaration, and approve CZ2018-0001 as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3282, first

reading of an ordinance approving a change of zone on 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial) on property generally located approximately 350 feet west of Lincoln Avenue and north of Sixth Street (CZ2018-0001).

ANALYSIS:

CZ2018-0001 will change the zone on 0.2 acres from MP (Mobile Home Park) to C-3 (General Commercial). The request is being sought at this time because the applicant is processing a parcel map application, PM37452, which will correspondingly subdivide 8.81 acres into two parcels creating the subject 0.2 acres as its own parcel. The change of zone is consistent with the current zoning in the immediate area because the properties along Sixth Street are also zoned C-3. Although the existing commercial building on the subject 0.2 acres is part of the mobile home park and under the same ownership, the building is separated from the park and has its own separate access from Sixth Street. The existing building has no direct access to the mobile home park and the subject site is viewed as being on its own parcel given its physical location and appearance from Sixth Street.

The change of zone in conjunction with PM 37452 will allow the owner of the property to sell the 0.2 acres previously developed for commercial purposes to a proprietor interested in building and operating a commercial establishment on the property that is separate from the mobile home park.

CZ2018-0001 will also establish consistency with the General Plan as the property is designated General Commercial. The change of zone is also consistent with General Plan Policy 1.4.4 to proactively promote the adaptive re-use and infill of economically underutilized, obsolete, and dilapidated commercial and industrial sites within existing urbanized areas, in consideration of the uses, scale, and character of adjoining uses.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all required processing fees for this request.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 20, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Carrillo/Jones) and carried unanimously, with Commissioner Dunn absent, that the Planning and Housing Commission adopt the Negative Declaration and approval of CZ2018-0001 to the City Council, based on the findings contained in the staff report. The minutes of

the Planning and Housing Commission meeting are included as Exhibit 5.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS

1. City Ordinance No. 3282.
2. Locational and Zoning Map.
3. Proposed Change of Zone.
4. Planning and Housing Commission Staff Report.
5. Draft Minutes of the Planning and Housing Commission meeting of August 20, 2018.

APPLICANT INFORMATION

Name: Fitschen Family Trust, 1203 W. Sixth Street, Corona