



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-27068 - APPLICANT/OWNER: I.B.E.W. LOCAL 357

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to C-1 (Limited Commercial) on 3.30 acres adjacent to the northwest corner of Lamb Boulevard and Harris Avenue. The project proposes to merger the two undeveloped lots into on commercial site intended to house the International Brotherhood of Electrical Workers new union hall.

The proposed rezoning to the C-1 (Limited Commercial) zoning district is consistent with the SC (Service Commercial) designation proposed as a General Plan Amendment (GPA-27068). The proposed SC (Service Commercial) designation is consistent with the objectives of the General Plan and compatible with neighboring developments as it would allow an appropriate transition to the neighboring residential development. For this reason this zoning request is appropriate for the area and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/19/69	The City Council approved a request for a Rezoning (Z-0010-69) from: R-E (Residence Estates), R-T (Residential), and C-1 (Limited Commercial) to: C-1 (Limited Commercial), R-MHP (Residential Mobile/Manufactured Home Park) on the west side of Lamb Boulevard between Washington Avenue and Harris Avenue.
05/18/05	The City Council approved a request for a General Plan Amendment (GPA-6191) from SC (Service Commercial) to M (Medium Density Residential) on, a Rezoning (ZON-6192) from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-6193) for a 60-unit condominium project on 4.07 acres adjacent to the northwest corner of Lamb Boulevard and Harris Street.
12/15/05	The Planning Commission approved a request for a Tentative Map for a 60-unit condominium development and a Waiver of Title 18.12.100 to allow 28-foot wide private streets where 39-foot wide streets with rolled curbs is the minimum required on 4.07 acres at the northwest corner of Lamb Boulevard and Harris Avenue.
04/10/08	Companion items for a General Plan Amendment (GPA-27069), Variance (VAR-27067), and Site Development Plan Review (SDR-27066) will be heard concurrent with this request.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the proposed development.	

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<i>Pre-Application Meeting</i>	
02/07/08	A pre-application meeting was held and elements of this application were discussed. Parking ratios and submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
03/12/08	A neighborhood meeting was held at the I.B.E.W Old Union Hall, 4322 East Bonanza Road. No members of the public attended the meeting. There were ten representatives of the applicant and one member of the Planning and Development staff in attendance along with member of the union. The architect gave a presentation to the union members and answered their questions.

<i>Field Check</i>	
03/07/08	The Department of Planning and Development conducted a site visit that found that the site contains two undeveloped parcels. There was temporary chain link fencing around the perimeter of the site. There are several mature trees on-site. Some trash and debris had collected at the edges of the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.3

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential) [Proposed: SC (Service Commercial)]	C-1 (Limited Commercial) and R-MHP (Residential Mobile/ Manufactured Home Park) [Proposed: C-1 (Limited Commercial)]
North	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
South	Union Hall	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
	Single Family, Detached	SC (Service Commercial)	R-CL (Single Family Compact-Lot)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	n/a
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	n/a
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
R-MHP (Residential Mobile/ Manufactured Home Park)	8.0 dwelling units / acre	3 dwelling units / acre @ 0.48 acres
C-1 (Limited Commercial)	n/a	n/a
Proposed Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	n/a	n/a
General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	12.1 25.49 dwelling units / acre	84 dwelling units / acre @ 3.30 acres
Proposed: SC (Service Commercial)	n/a	n/a

ANALYSIS

The subject properties are located within the boundaries of the Southeast Sector Map of the General Plan. A proposed General Plan Amendment (GPA-27069), if approved, would allow an SC (Service Commercial) land use designation. The proposed designation allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The project proposes a two story office building intended as a private club, lodge or fraternal organization, northwest corner of Lamb Boulevard and Harris Avenue. The proposed development is in compliance with the proposed SC (Service Commercial) General Plan designation.

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This Rezoning proposes to change the sites zoning from C-1 (Limited Commercial) and R-MHP (Residential Mobile/Manufactured Home Park) to C-1 (Limited Commercial). The existing/proposed C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the SC (Service Commercial) category of the General Plan. The proposed union hall is permissible in a C-1 (Limited Commercial) zoning district which is compatible with the proposed SC (Service Commercial) General Plan designation.

This rezoning has been submitted in conjunction with a General Plan Amendment (GPA-27069) to change the land use designation to SC (Service Commercial), Variance (VAR-27067) to allow a reduction in the required number of parking spaces, and a Site Development Plan Review (SDR-27066) for the siting of the 35,000 square-foot building. The project represents a development that is consistent with the objectives of the General Plan and is generally compatible with neighboring developments. For these reasons this zoning request is appropriate for the area and approval of this request is recommended.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed rezoning is consistent with the proposed SC (Service Commercial) designation as listed under the Southeast Sector Plan of the General Plan. This proposed General Plan Amendment (GPA-27069) would provide an appropriate transition for this area.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

Currently, there is a mobile/manufactured home residential development to the west of the property which should not be affected by the possibility of rezoning. The proposed Rezoning would be generally compatible with the residential and commercial uses that surround the property.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

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Growth and development factors indicate a need for low intensity commercial activities to locate in this area. The Rezoning to the C-1 (Limited Commercial) zoning district is appropriate for the area as the proposed office and union hall would be a fitting transition in this area.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The site will receive access from Lamb Boulevard, a 100-foot Primary Arterial, and Harris Avenue, a 60-foot local collector, which are adequate in size to meet the requirements of the proposed C-1 (Limited Commercial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 980

APPROVALS 3

PROTESTS 2