

DATE SUBMITTED 7/11/2018
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 7/18/2018

COUNCIL ACTION ()
 PUBLIC HEARING REQUIRED (X)
 RESOLUTION (2)
 ORDINANCE 1ST READING (X)
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS (Signature)

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: ZONE CHANGE AND GENERAL PLAN AMENDMENT FROM A R-1 (RESIDENTIAL SINGLE FAMILY) ZONE TO A R-A (RESIDENTIAL APARTMENTS) FOR THE FOLLOWING APN#: 064-103-012

1. INTRODUCTION/1ST READING BY TITLE ONLY OF ORD. NO. 781 APPROVING THE ZONE CHANGE AND GENRAL PLAN AMENDMENT FROM C-1 (COMMERCIAL GENERAL) TO R-A (RESIDENTIAL APARTMENT) ZONE.

DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:

The City of Imperial recently has been treating the City Apartments located at 101 W 6th Street which are adjacent parcel # 064-103-012; the parcel in question. When analyzing the vacant parcel and the current location and surrounding area, City Staff determined that the best physical use of the land would be for Residential Apartment use due to the adjacent parcels (which both consist of apartment complexes) and neighboring area which is predominantly used for multifamily housing. City Staff decided to initiate a zone change and general plan amendment for this parcel. Staff has determined that the proposed zone change from R-1 to an R-A designation would be consistent with the location of the parcel the surrounding environment, developments and the future growth planned for that area. The parcel is a "flag lot" (A flag lot is a real estate term that describes a land parcel that lies at the end of a long driveway. A flag lot may lie behind residences, buildings, or open land, and it is usually not visible from a road.) Due to the location and topography of the parcel a variance is required in order to allow the deviation from the required minimum lot square-footage for a parcel in an R-A (Residential Apartment) zone which is 7,500 square feet.

For CEQA, a Categorical Exemption will be filed.
 Planning Commission recommended this item for approval to City Council on June 27, 2018.

Please see attachments.

- Location Map.
- CEQA: Categorical Exemption
- Ordinance No. _____

FISCAL IMPACT: NO FISCAL IMPACT

ADMIN SERVICES SIGN INITIALS (Signature)

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance _____.

DEPT. INITIALS DM

MANAGER'S RECOMMENDATION:

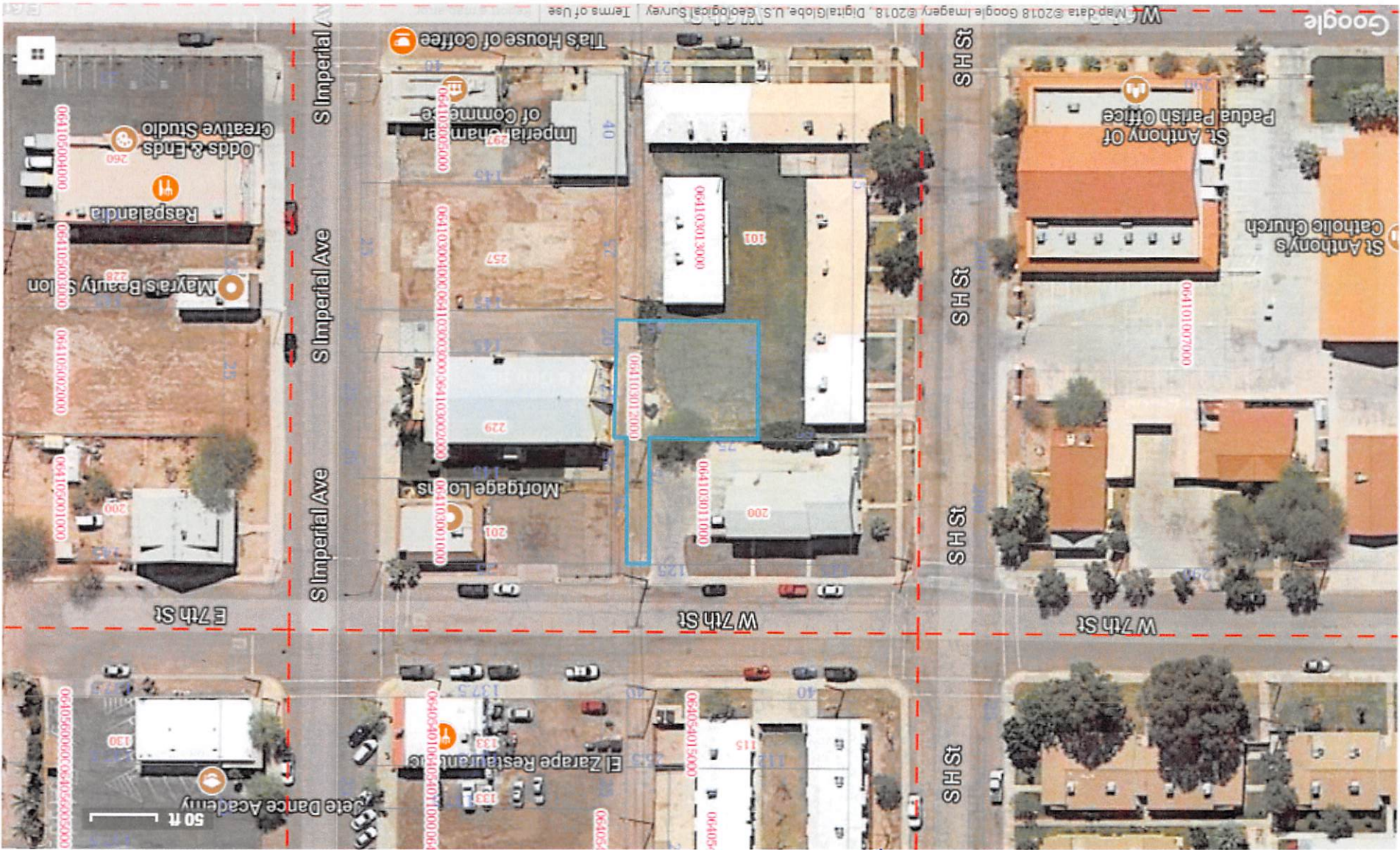
CITY MANAGER'S INITIALS (Signature)



MOTION:

SECONDED: APPROVED () REJECTED ()
 AYES: DISAPPROVED () DEFERRED ()
 NAYES:
 ABSENT: REFERRED TO:

Zone Change/ General Plan Amendment (ZC/GPA 18-03) and Variance (18-02)

"EXHIBIT A"



<p>1" = 94 ft</p>	<p>City Initiated</p>	<p>06/22/2018</p>		
-------------------	-----------------------	-------------------	---	---

This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Imperial
420 South Imperial Avenue
Imperial, CA 92251

County Clerk
County of Imperial
940 Main Street, Suite 202
El Centro, CA 92243

Project Title: City of Imperial Initiated Zone Change and General Plan Amendment for APN#: 064-103-012

Project Location – Specific: APN #: 064-103-012

Project Location – City: Imperial, CA 92251 Project Location – County: Imperial

Description of Nature, Purpose, and Beneficiaries of Project:

City initiated zone change and general plan amendment. The proposed zone change and general plan amendment are consistent with the City of Imperials general plan and the current neighboring area for the parcel in question. Staff has determined that a zone change from R-1 (Residential Single Family) to R-A (Residential Apartment) is appropriate and would be the best fit for this vacant parcel due to the location, topography of the parcel and the surrounding land uses.

Name of Public Agency Approving Project:

City of Imperial
Community Development Department

Name of Person of Agency Carrying Out Project: City of Imperial

Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1);15268);

Declared Emergency (Sec. 21080(b)(3);15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: Section 21083.3

Statutory Exemptions. State code number: _____

Lead Agency Contact Person: Lisa Tylanda Area Code/Telephone/Extension: (760)355-3326

If filed by applicant:

1. Attach certified documentation of exemption of filing.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Date: 6/21/2018

Title: Othon Mora Community Development Director

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

RESOLUTION NO. PC 2018-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA, RECOMMENDING APPROVAL OF THE ZONE CHANGE, GENERAL PLAN AMENDMENT AND VARIANCE FOR THE FOLLOWING ASSESSOR PARCEL NUMBER: 064-103-012 TO ALLOW FOR THE REZONING DESIGNATION FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-A (RESIDENTIAL APARTMENT) AND THE VARIANCE TO ALLOW THE DEVIATION FROM LOT MINIMUM SQUARE-FOOTAGE STANDARDS.

WHEREAS, City of Imperial initiated an application for a Variance, General Plan Amendment and Zone Change for certain real property described as follows:

ASSESSOR PARCEL NUMBER: 064-103-012

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 27, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, examining the CEQA-Categorical Exemption document, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the Variance, General Plan Amendment and Zone Change.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby finds as follows:
 - 1. The proposed zone change and general plan amendment are consistent with the goals, objectives and policies of the General Plan;
 - 2. The proposed zone change, general plan amendment, and proposed multifamily housing is compatible with the surrounding environment;
 - 3. Public facilities and services can be provided to the proposed multifamily development without placing undue additional burden on existing residents and businesses; and
- C) That on the findings made above, the Planning Commission recommends **APPROVAL** of the variance, zone change and general plan amendment; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of the variance for the deviation of zoning development standards in regards to minimum lot square-footage requirements, zone change and general plan amendment from R-1 (Residential Single family) to RA-Residential Apartments and;

- E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of a Categorical Exemption; and
- F) All recommendations made by the Planning Commission are based on the following findings:
1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.
 2. The project is in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
 3. The initial environmental assessment shows that there is no substantial evidence that the variance, zone change and general plan amendment may have a significant impact on the environment.
 4. There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project.
 5. The proposed Variance, Zone Change and General Plan Amendment are consistent with the intent of the Imperial General Plan to maintain land use designation consistency within the incorporated area of a City's and its sphere of influence.
 6. The proposed Variance, Zone Change and General Plan Amendment are consistent with the policies and the land uses of the existing City of Imperial General Plan.
 7. The proposed Variance, General Plan Amendment and Zone Change are consistent with the objective of the City of Imperial Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 27th day of June 2018.

Planning Commission Chairman

ATTEST:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IMPERIAL AMENDING THE IMPERIAL CITY CODE TO CHANGE THE ZONING DESIGNATION AND GENERAL PLAN AMENDMENT FROM R-1 (RESIDENTIAL SINGLE FAMILY) TO R-A (RESIDENTIAL APARTMENT) FOR THE FOLLOWING APN: 064-103-012

Pursuant to Section 24.19.600 et al, the City Council of the City of Imperial, State of California, does hereby ordain as follows:

SECTION 1: The “Official Zoning Map” of the City of Imperial, Imperial County, adopted at Section 24.01.140 of Chapter 24 of the Imperial City Code is hereby conditionally amended pursuant to Section 24.19.600, et seq. as set forth in this ordinance.

SECTION 2: The property affected by this ordinance is shown in Exhibit A, specifically known as APN: 064-103-012.

SECTION 3: The new zone for said property is hereby changed from R-1 (Residential Single Family) to R-A (Residential Apartment).

SECTION 5: Effective Date. This Ordinance shall take effect and shall be in force thirty (30) days after the date of adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the County of Imperial, together with the names of the members of the City Council voting for and against the same.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this ____ day of ____ 2018.

Geoff Dale, Mayor

ATTEST:

Debra Jackson, City Clerk

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)
CITY OF IMPERIAL)

I, Debra Jackson, City Clerk of the City of Imperial, do hereby certify that the foregoing Ordinance No. _____ had its 1st reading on July 18, 2018 and was passed by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOTION CARRIED

I, Debra Jackson, City Clerk of the City of Imperial, do hereby certify that the foregoing Ordinance No _____ had its 2nd reading on M DD, 2018 and was passed by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOTION CARRIED

DEBRA JACKSON, CITY CLERK
CITY OF IMPERIAL, CALIFORNIA