



Staff Report

Agenda Item No.

D-1

To: City of Imperial Planning Commission

From: Lisa Tylanda, Planner

Date: June 21, 2018

Subject: Proposed Zone Change from R-1 (Residential Single Family) to R-A (Residential Apartment) and Variance to allow potential future multifamily developments.

Background:

- Current Zoning: R-1
- Current Land Use: Vacant Parcel
- Size of Property: 6,846 sqft. / .16 acres
- Parcel Legal Description: PAR 2 COC 72-96 OF POR E 85FT OF N 145FT BLK 96 TSTE IMPERIAL
- Site Design: There are no specific designs proposed with this application. Any future development will be reviewed prior to construction.
- Environmental Clearance: Please see attached CEQA review documents.

The City of Imperial recently has been tending to 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.

Grounds for a Variance:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, including, but not limited to, size, shape, topography or surroundings, that do not apply generally to other property or uses in the same zone and vicinity.

The parcel in question is a flag lot and located in the middle of 2 (two) existing apartment complexes.

2. That the strict application of the zoning provisions of this Chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent thereof (the costs of providing required improvements or of correcting violations shall not constitute such hardship).

Due to the required minimum square-footage per the City of Imperials Residential Development standards- this parcel could be negatively impacted because it is a flag lot and in the middle of 2 (two) existing apartment complexes. The best use for this parcel would be one for multifamily residences.

3. That the granting of such variance will not be materially detrimental to the public health, welfare or safety or injurious to the property or improvements in such zone and vicinity in which the property of the applicant is located.

The granting of this variance would be within the best interest of the City and neighboring and adjacent parcels to the property in question. It would allow future multifamily projects and continue the essence of consistence within that area.

4. That the granting of such variance will not conflict with the provisions of the comprehensive general plan.

The granting of the variance will not conflict with the provisions of the general plan.

General Plan Compliance and Policies Related to this Application:

Land Use Element:

The City of Imperial is home to numerous established neighborhoods which foster a strong sense of community and the build-out of this vacant parcel which lies in an “Established Neighborhood”- is encouraged by the land use element and the rezone of this parcel is in efforts to make the location more appealing for developers to build in.

Circulation Element:

This Zone Change will not affect the circulation of the existing traffic in the area. As the vacant parcel is developed, there may be an increase in the traffic volume in the immediate area surrounding these sites.

Public Improvements/City Services: No public improvements are required with the approval of this Zone Change. However, when the vacant parcels are developed, all missing public improvements shall be constructed

Neighborhood Impact/Interface: There is no neighborhood impact/interface anticipated as a result of this Zone Change. At the time of development, consideration will be given to the impacts any future project might have on the surrounding area.

Staff Recommendation:

Staff recommends this item to the Planning Commission for discussion and action.

Attachments:

- Location map.
- CEQA review documents.
- Assessor Parcel Map.
- Location Map.

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 Tylenda

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

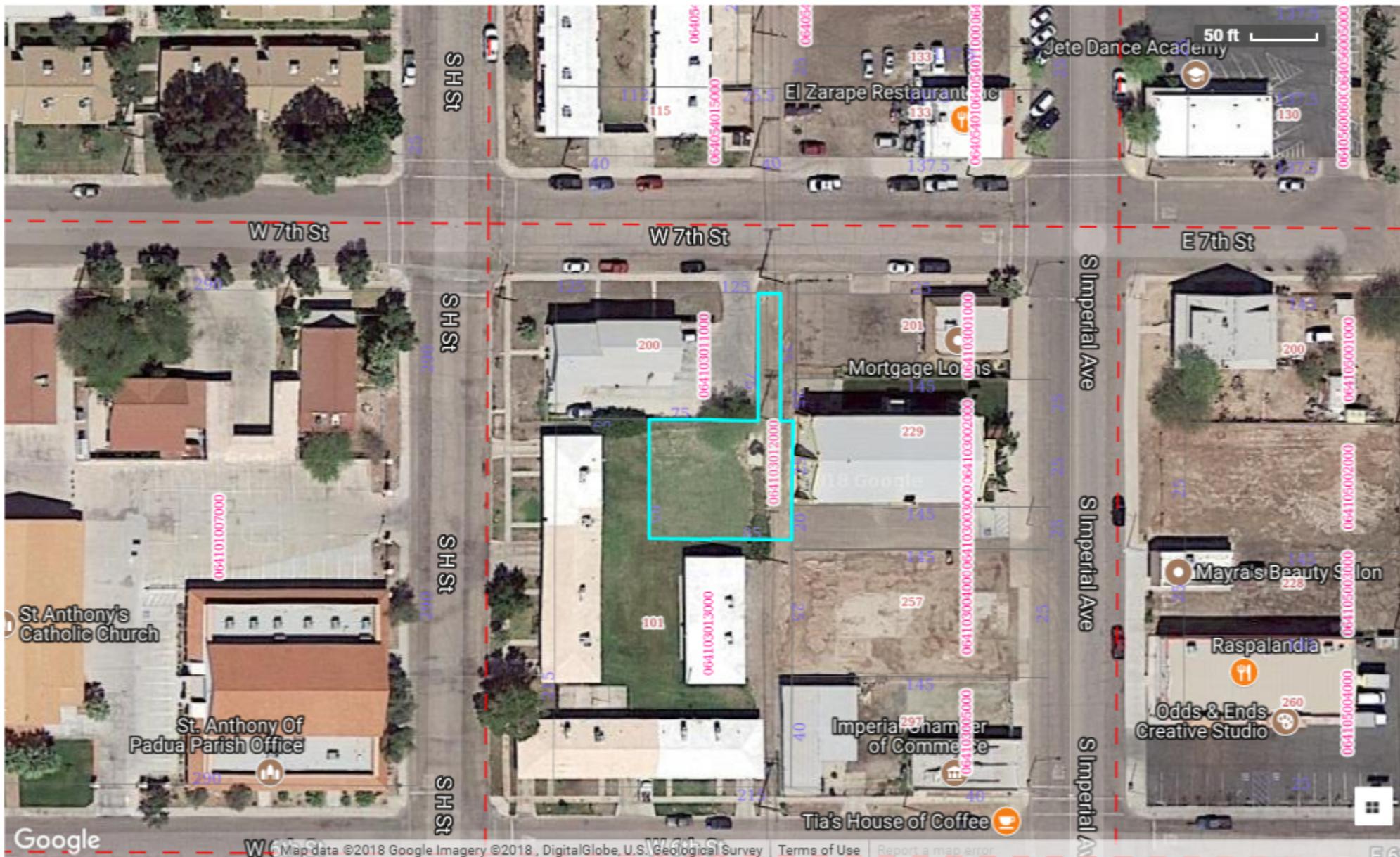
Title: Othon Mora Community Development Director

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

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



1" = 94 ft	City Initiated	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.</p>				