

Stafford Way Apartments

General Plan Amendment 20-01

Rezone 20-01

Environmental Assessment 20-04

Medium/High Density Residential R-3



Benjamin Moody – Development Services Director
November 3rd, 2020

Project Setting

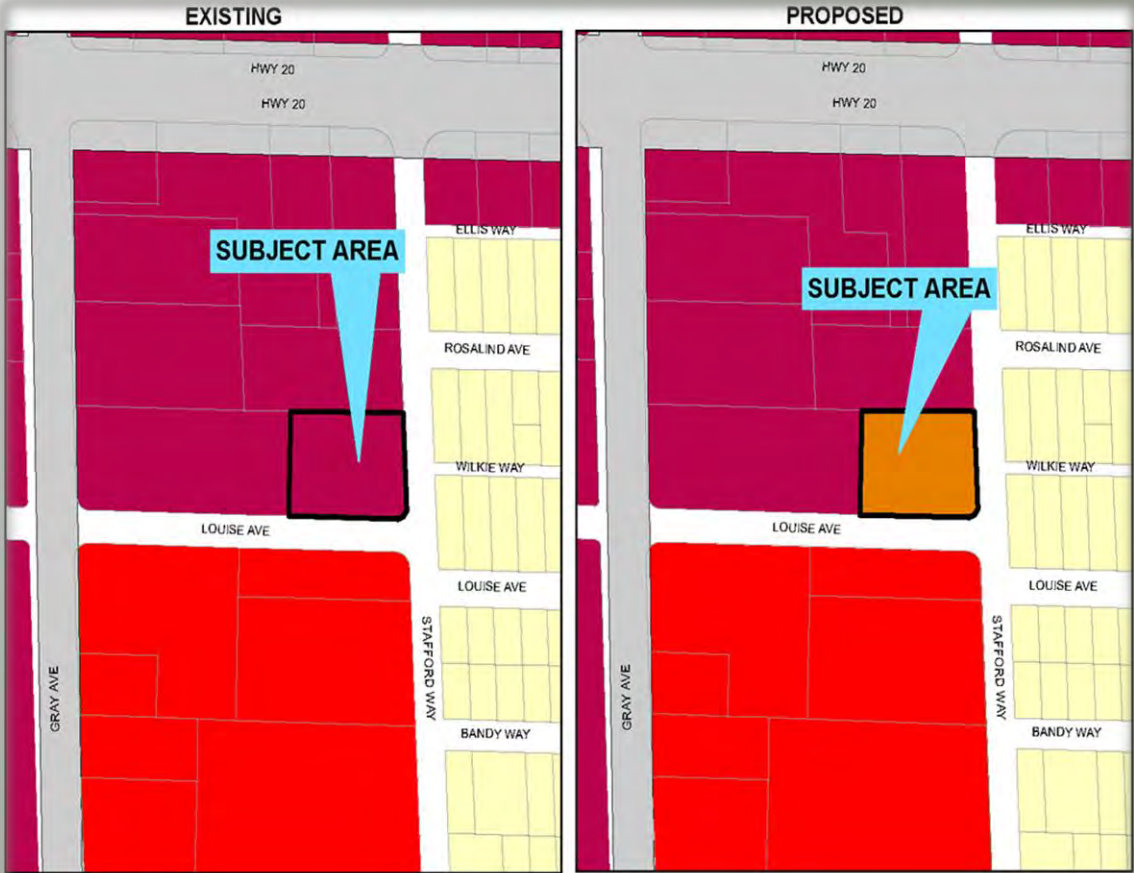




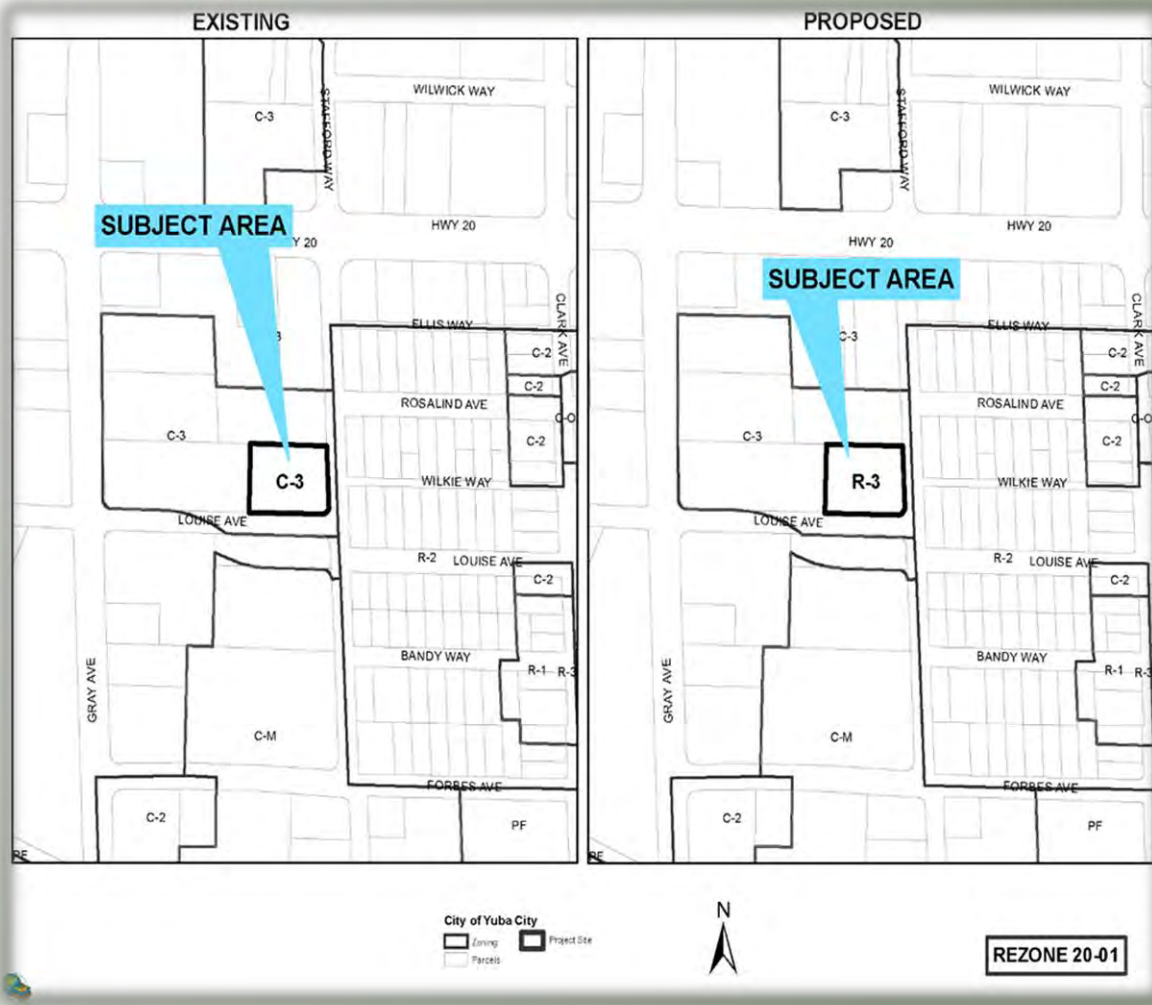
Project

- **General Plan Amendment (GPA) 20-01**
 - Regional Commercial to Medium/High Density Residential
- **Rezone (RZ) 20-01**
 - General Commercial (C-3) to Multiple Family Residence (R-3)





Rezone 20-01





Environmental / Findings



CEQA:

The City Council finds that an environmental assessment initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies. While the proposed project could have a potentially significant effect on the environment, the Council finds that feasible mitigation measures or alternatives have been incorporated into the project in order to avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment will occur. The project-specific mitigation measures included in the project to avoid potentially significant effects are set forth in the Initial Study/Mitigated Negative Declaration. With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have a significant direct, indirect or cumulative effects on the environment. Therefore, based on the Environmental Assessment 20-04 and the list of identified mitigation measures, the Council determines the project will not have a significant impact on the environment and adopts a Mitigated Negative Declaration for the project as well as the associated Mitigation Monitoring Program for the project.

Environmental / Findings



Findings:

That the City Council finds that public necessity, general welfare, good planning practices, public interest, and convenience warrant approval of GPA 20-01.

- General Plan. The City Council further finds that the project is consistent with the General Plan goals and policies, any operative plan, or adopted policy.
- Zoning. The project does not affect the implementation of the General Plan with respect to surrounding properties. The proposed project is consistent with the purpose of the zoning ordinance to promote and protect the public's health, safety, peace, comfort, convenience and general welfare.
- CEQA. The potential impacts of the proposed project have been assessed as required by CEQA as noted above, and have been determined not to be detrimental to the public health, safety, or welfare, and will not have a significant impact on the environment.

As such, approval of these items would be in the best interest of the City.

Recommendation



Recommendation:

- A. Conduct a public hearing and after consideration:
- B. Adopt a Resolution approving General Plan Amendment 20-01, amending the General Plan land use designation from Regional Commercial to Medium / High Density Residential, and Environmental Assessment 20-04, determining that the proposed project will not create any significant environmental impacts for the project located at 845 Louise Avenue, Assessor Parcel Number: 52-141-036, subject to including the determined Mitigation Measures and making the necessary findings..
- C. Introduce an Ordinance that rezones 845 Louise Avenue, APN: 52-141-036, from General Commercial (C3), X - 5c (Combining District) to Multiple-Family Residential (R3), and waive the first reading.



Questions?