

W. Barham Avenue and Barham Avenue Rezoning

11 W. Barham Avenue

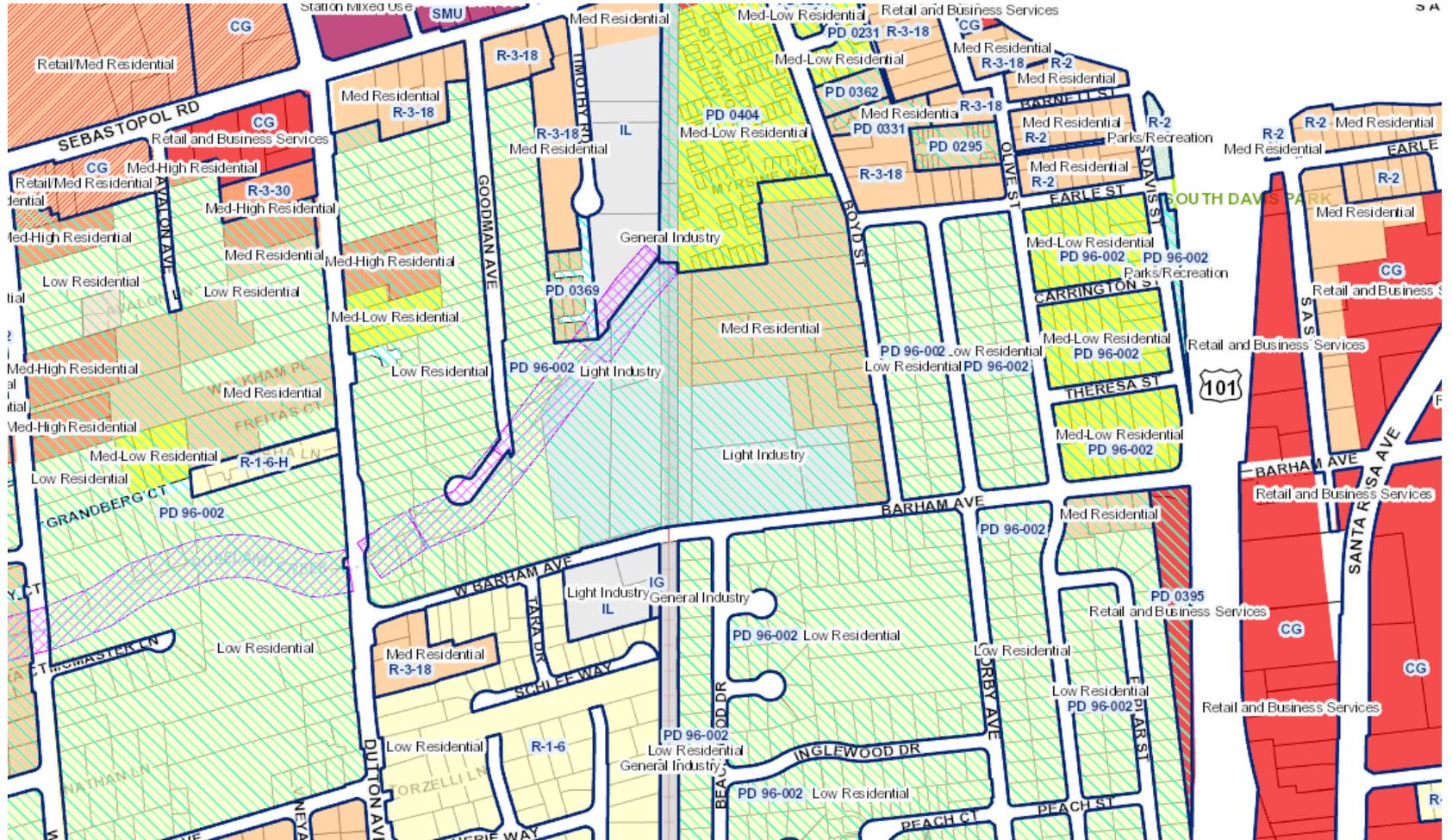
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Planning and Economic Development

Rezone

- From Planned Development (PD 96-002) to Light Industrial (IL)
- Inclusion of six additional properties along W. Barham Avenue and Barham Avenue





Current: Planned Development
(PD 96-002)

Proposed: Light Industrial (IL)

- Benefits:
 - Uses permitted by right (i.e. health clubs, general retail, restaurants, etc.);
 - Promotes uses that are consistent with this General Plan land use designation;
 - Subject properties can continue to operate and be compliant



- August 8, 2022 – Application Submitted
- August 23, 2022 – Notice of Application Distributed and Notice to Property Owners of Selected Parcels Distributed
- October 4, 2022 – Application Deemed Complete
- December 27, 2022 – Notice of Public Hearing Distributed

Required Findings

- The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan; and
- The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
- The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines Section 15183(i)
 - Projects consistent with a General Plan with a certified Environmental Impact Report (EIR)

- No public comments have been received



It is recommended by Planning and Economic Development Department that the Planning Commission approve a rezoning for seven properties, located along W. Barham Avenue and Barham Avenue, from the PD zoning district to the IL zoning district, consistent with the General Plan.

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