

West Barham Avenue and Barham Avenue Rezoning

File No. REZ22-003

11 West Barham Avenue

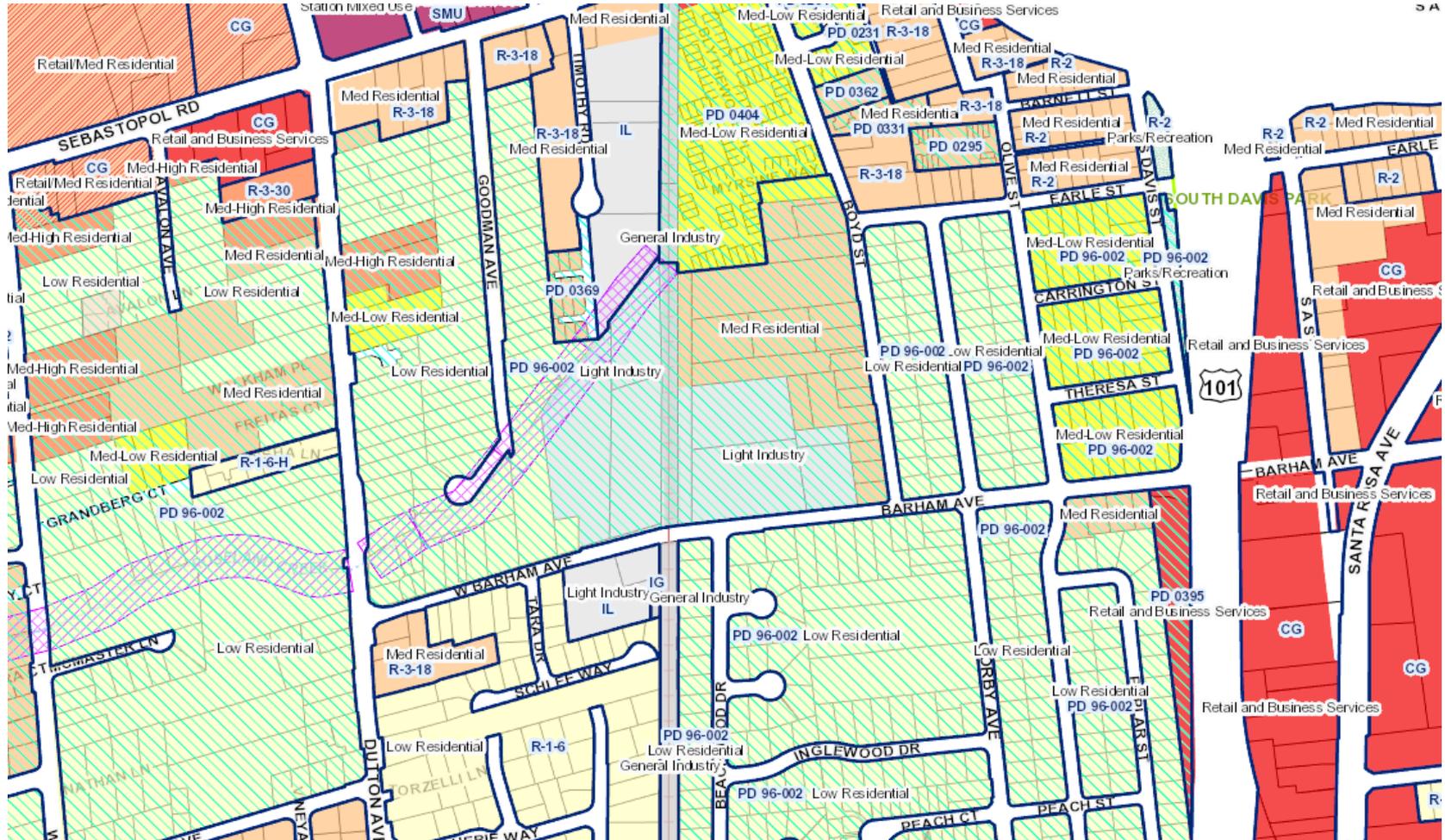
March 28, 2023

Suzanne Hartman, City Planner
Planning and Economic Development

Rezone

- From Planned Development (PD 96-002) to Light Industrial (IL)
- Inclusion of six (6) additional properties along West 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;



- 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
- January 12, 2023 – Planning Commission Public Hearing
- March 28, 2023 – City Council Public Hearing

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 the Planning and Economic Development Department and the Planning Commission that the City Council, by ordinance, approve and adopt the rezoning of seven properties, located along West Barham Avenue and Barham Avenue, from the PD 96-002 zoning district to the IL zoning district, consistent with the General Plan.

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