



Study Session Zoning Options and Density Impacts at 5052 and 5062 La Palma Avenue

CITY COUNCIL MEETING

APRIL 3, 2018

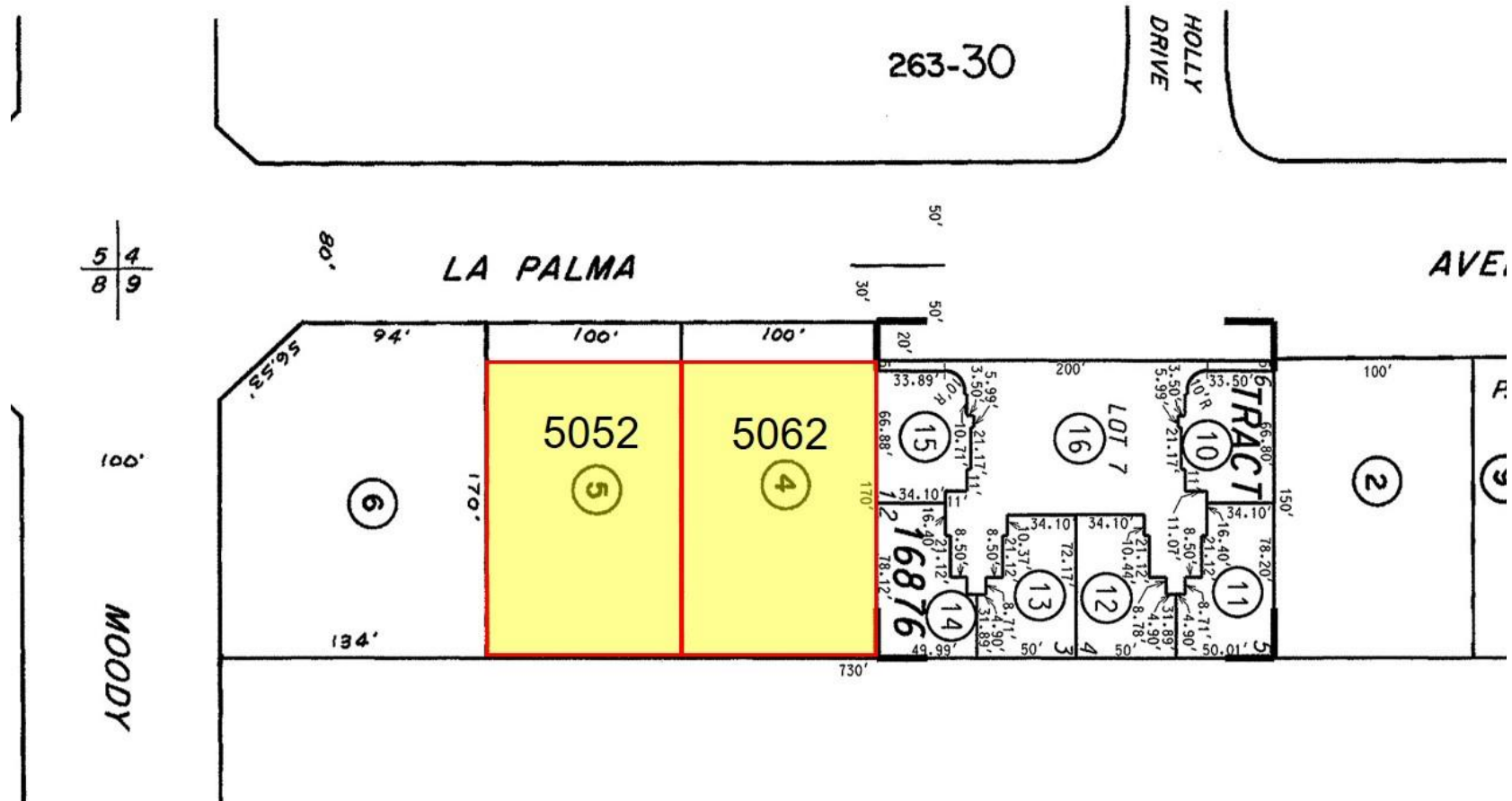


Background

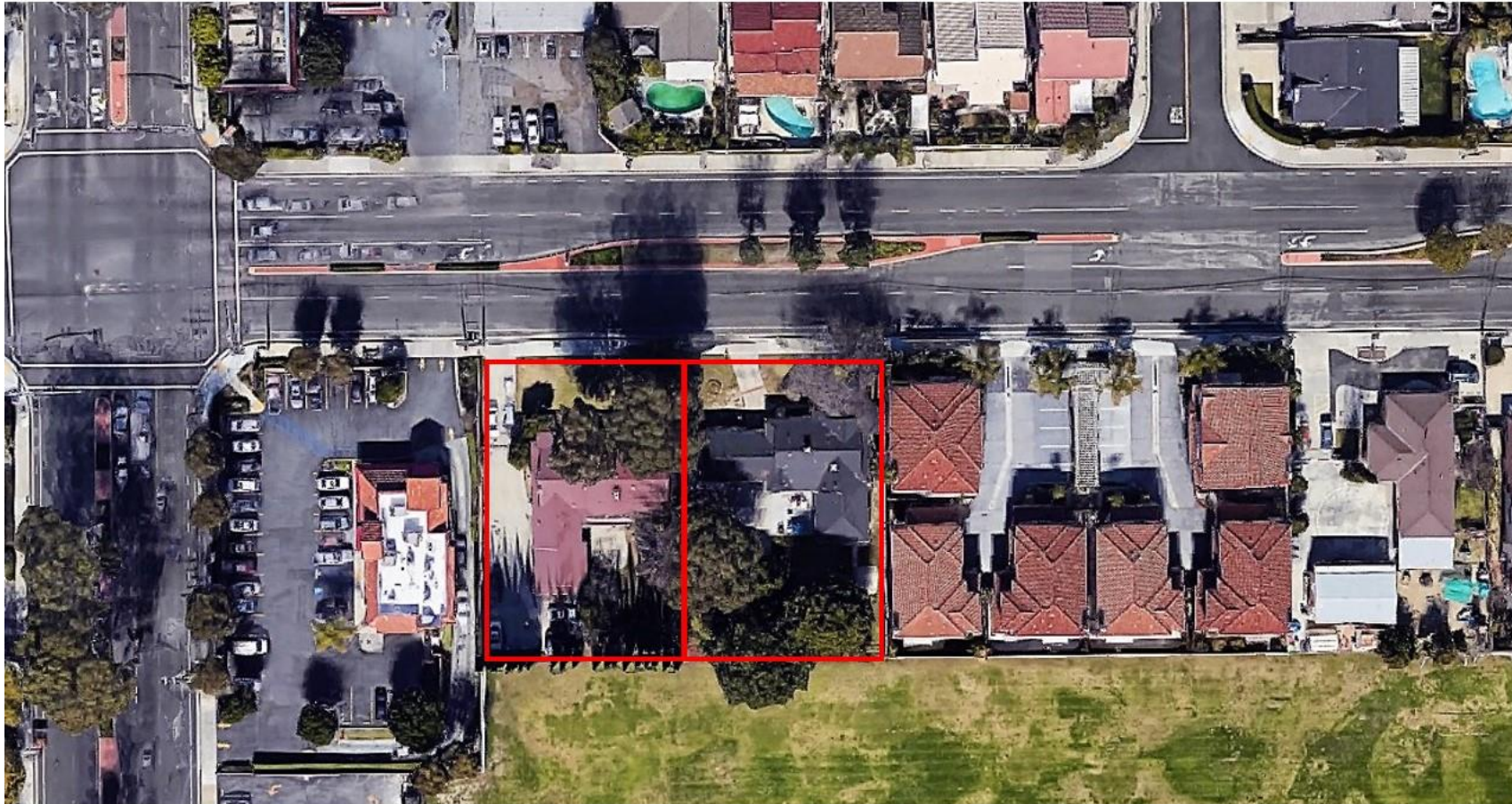
- **City Council Study Session of March 6, 2018**
 - **5052 and 5062 La Palma Avenue subject to Moratorium ending June 16, 2018.**
 - **Council Goal to remove the Village Overlay District Zone and re-zone with Multiple Family Residential R-3 Zone.**
 - **Council requested precise information on the development of these properties under R-3 Zoning.**



Map of Property



Aerial of Property





Background

- **Each property is .34 acres in size.**
- **Each site is currently built out with a Single Family home.**
- **The size of each site is inadequate to accommodate the Village Residential Overlay District Zoning of up to 30 dwelling units per acre.**



Background

- **Council requested precise information on the development of these properties under R-3 Zoning.**
- **The following matrix provides the minimum and maximum development potential for the property at 5062 La Palma Avenue under the current R-1 Single Family Zoning and R-3 Multiple Family Zoning.**
- **5062 La Palma Ave. is used for illustration purposes.**



Development Potential Matrix

	Category	Property Information
	Address	5062 La Palma Avenue
1	Assessor Parcel Number	262-081-04
2	Parcel Size (acres & square feet)	.34 acre / 15,000 square feet
3	Village Residential Overlay 30 dwelling units per net acre *Current Moratorium	Y Previous potential of 11 multiple family units



Development Potential Matrix

	Category	Property Information
	Address	5062 La Palma Avenue
4	Single Family R-1 Zoning 1.0 to 8.7 dwelling units per net acre	<u>Minimum</u> Development Potential 1 single family home
5	Single Family R-1 Zoning 1.0 to 8.7 dwelling units per net acre	<u>Maximum</u> Development Potential 3 single family homes



Development Potential Matrix

	Category	Property Information
6	<p>Multiple Family R-3 Zoning</p> <p>Parcel Size of 0—2.0 acres Up to 10 dwelling units per net acre</p>	<p><u>Minimum</u> Development Potential</p> <p>1 single family home</p>
7	<p>Multiple Family R-3 Zoning</p> <p>Parcel Size of 0—2.0 acres Up to 10 dwelling units per net acre</p>	<p><u>Maximum</u> Development Potential:</p> <p>3 multiple family homes, apartment units or condominiums, attached or detached.</p>



Fiscal Impact

- **A change to the Zoning designation on this property and a change to the text of the Zoning Code will require Amendments to:**
 - **City's Zoning Ordinance**
 - **Zoning Map**
 - **General Plan**
 - **General Plan Land Use Map**
 - **Update or Addendum to the General Plan/Zoning Environmental Impact Report**
 - **Amendment to the City's Housing Element with the State Housing and Community Development (HCD) for the site to be removed from our Housing Element list of Inventory of Site for Housing Development.**

- **Staff has requested Consultant proposals to prepare and process these required documents.**



Recommended Action:

- (A) Review and discuss the potential Zoning Designation for the properties at 5052 and 5062 La Palma Avenue.**
- (B) Provide staff direction to prepare the documents necessary for City Council consideration of an Amendment to the Zoning Code to remove 5052 and 5062 La Palma Avenue from the Village Overlay District Zoning designation and replace the Zoning designation as Multiple Family Residential R-3.**



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