



Public Hearing

CONSIDERATION OF CERTIFICATION OF
NEGATIVE DECLARATION AND
APPROVAL OF GPA AND ZC FOR
PROPERTIES ON E. 16TH ST.

DETERMINATION THAT A PROJECT IS
EXEMPT FROM CEQA (IN-FILL
DEVELOPMENT) AND A ZV REQUEST
FOR 3040 E. 16TH ST.

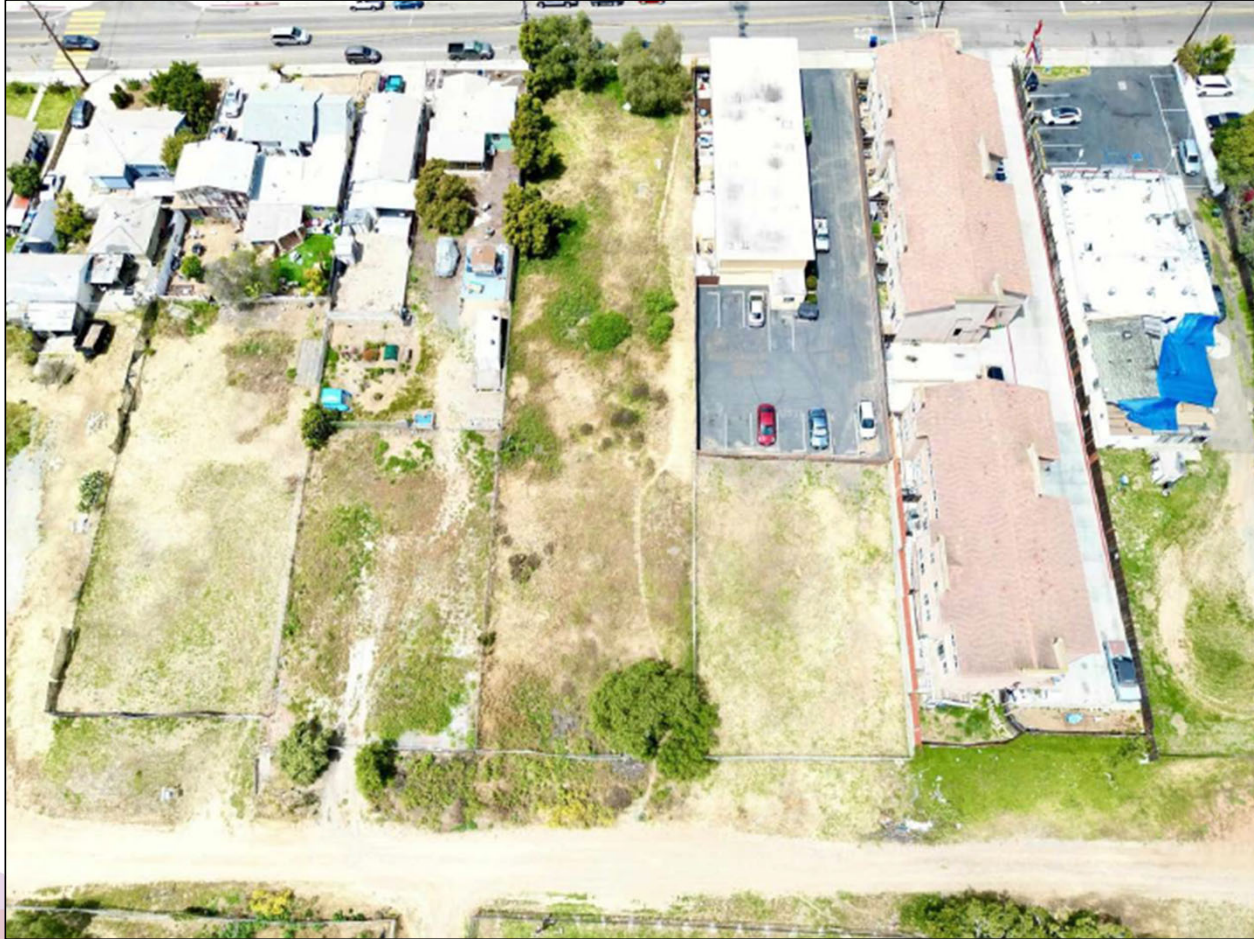
2025-02 GPA, ZC, ZV, IS



Overhead



Overhead



Overhead



Overhead



Images – 3040 & 3042-3046 E. 16th St.



Images – 3102-3104 & 3106-3108 E. 16th St.



Images – 1540 S. Harbison Ave.



Site Characteristics

- 0.45-acre vacant property (3040 E. 16th St.)
 - Owner requested GPA, ZC, and ZV
 - Currently zoned RS-2
 - E. 17th St. at the rear is a “paper street”
 - Site and overall area is moderately sloped



Site Characteristics

- Four additional properties (all signed in favor of ZC)
 - Zoned RS-2
 - 3042-3046 E. 16th St.
 - Six-unit, multi-family structure
 - 3102-3104 E. 16th St.
 - Seven-units in two multi-family structures
 - 3106-3108 E. 16th St.
 - Mixed-use; liquor store with unit in back
 - 1504 S. Harbison Ave.
 - Preschool
 - North side of E. 16th Street
- Bus stop at E. 16th Street and S. Harbison Ave.
- E. 18th Street zoned MXC-1; zone abutting properties across E. 17th Street



Proposal

- The applicant intends to construct a five-unit, multi-family dwelling
 - Not permitted in the current RS-2 zone
 - Request to change zone to MXC-1; Initiated by Planning Commission on November 18, 2024
 - A General Plan Amendment also required
 - Low-Medium Density Residential to Medium, Mixed-Use
- Neighboring properties were included in the request
 - All properties are currently legal, non-conforming



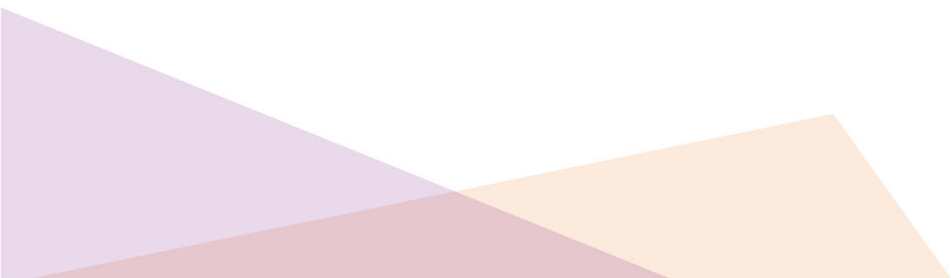
Concept Plan





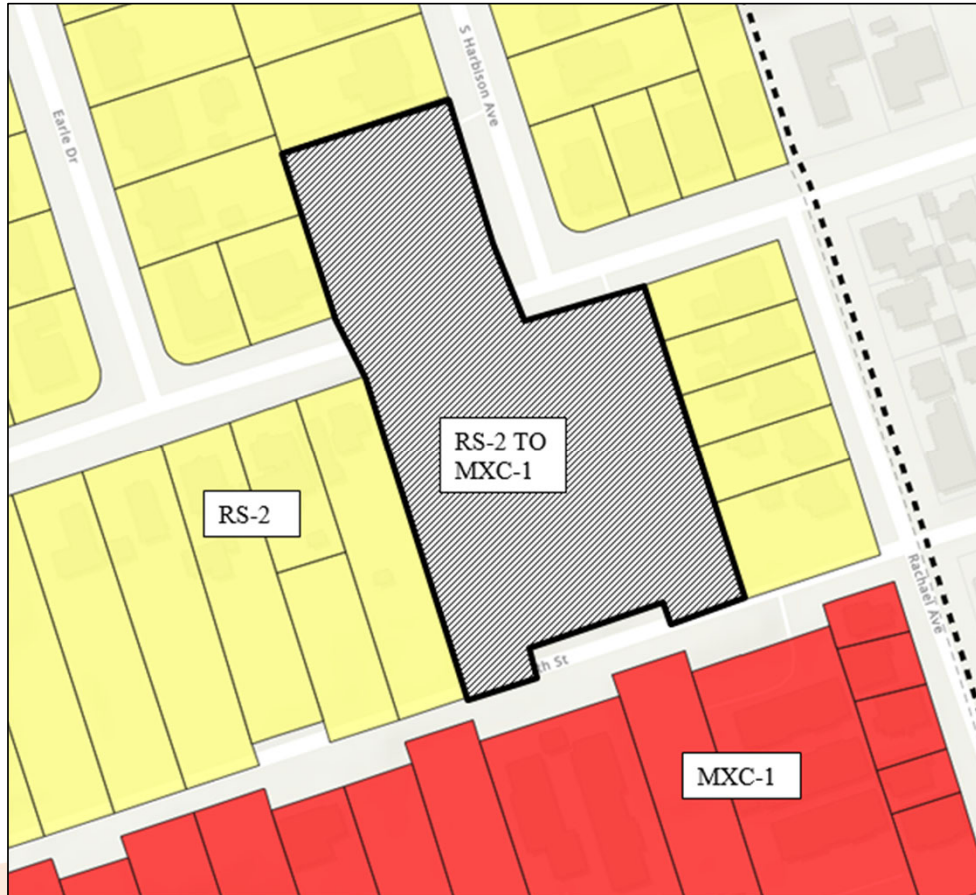
Proposal

➤ Modified concept

- Reduced from 3 to 2 stories
 - Reduced unit count: 7 to 5
 - Result of Fire Department comments
- 



Proposal



Staff Analysis – Surrounding Land Uses

- Surrounding area is almost entirely single-family residential
- The typical density of the single-family residential uses ranges from 2.5 to 5.3 dwelling units per acre or 8,471 square foot to 17,368-square foot lots.
 - Analysis includes areas zoned RS-2 and MXC-1
- The current General Plan land use designation permits 9 dwelling units per acre.
- Commercial properties are very limited in the area
 - Two located in the proposal
 - Would become conforming
 - Small office at E. 16th St. and Rachael (RS-2)
 - Liquor store and SDG&E substation at S. Lanoitan Ave. and E. 18th St. (MXC-1)



Staff Analysis – Surrounding Land Uses

- There are a few existing multi-unit residential properties.
- The only properties in the RS-2 zone in the vicinity with three or more units are included in the Zone Change request.
- The MXC-1 zone along E. 18th Street has several properties with three or more units.
 - The General Plan land use designation of Medium, Mixed-Use allows up to 48 dwelling units per acre.
 - The largest and most dense multi-family property in the vicinity has 24 units and a density of 29 dwelling units per acre.
 - The two multi-family properties in the rezone have densities of 14 and 15 dwelling units per acre and would become conforming.
- The applicant's request incorporates properties that are inconsistent with their current zone, RS-2.
- There would be minimal change to the area with the rezone.



Staff Analysis – General Plan

- Several General Plan policies are related to this request including:
 - Policy H 1.1: Provide an adequate supply of land zoned for residential development to meet the projected housing need.
 - Policy H 2.1: Promote residential development on underutilized land and remove barriers to infill development.
 - Policy LU 2.1: Facilitate the development of a variety of housing types to meet the Regional Housing Needs Assessment allocations while enhancing the City's community character.
 - Policy LU 3.1: Support the creation and expansion of mixed-use, commercial, and higher density residential development in transit priority areas and along mixed-use corridors
- The applicant's property is currently vacant and lacks the necessary street frontage to develop lots.
- Property would otherwise go undeveloped or underutilized.
- Proposal promotes the viability of the MXC-1 district in the area by allowing for development near public transit.





Staff Analysis – Land Use Code

- The proposal by the applicant is conceptual at this stage.
 - Conforms with most development standards related to a multi-unit project within the MXC-1 zone.
 - 75% street wall requirement is not met. Applicant opted to request a Zone Variance to allow the property to be served by a two-way driveway.



California Environmental Quality Act (CEQA)

- An Initial Study (IS) checklist was prepared for the General Plan and Zone Change amendments
- Staff is recommending certification of a Negative Declaration based on the results of the IS
- The requested Zone Variance was not included in the IS. Staff is recommending a categorical exemption (Class 32, In-Fill Development).
- Items are being considered under separate resolution.
 - GPA, ZC, and ND
 - ZV and determination of a categorical exemption



Summary

- Applicant's property is currently vacant and suitable for infill development
- While the current RS-2 zone would allow a subdivision, it may be impractical and the requested General Plan Amendment and Zone Change would allow a multi-unit residential development consistent with General Plan policies.
- The surrounding area is vastly comprised of low density, single-family housing, but the properties in close proximity to this request are consistent with the requested Minor, Mixed-Use Corridor zone.
- The inclusion of the neighboring properties with the request would expand the district in a logical manner and provide for development in close proximity to existing public transit.



Options for the GPA and ZC

- Certify the Negative Declaration and recommend approval of 2025-02 GPA, ZC, IS, subject to the conditions included in the Resolution, or other conditions, and based on the findings in the draft Resolution, or other findings determined by the Planning Commission; or
- Find that the Negative Declaration for the Proposed Project is not in compliance with the requirements of CEQA, based on findings to be determined by the Planning Commission, and/or deny 2025-02 GPA, ZC, IS based on the attached finding, or findings determined by the Planning Commission; or
- Continue the item for additional information
- Staff recommending approval of the GPA and ZC



Options for the ZV

- Determine that the Zone Variance request is categorically exempt from CEQA and recommend approval of 2025-02 ZV, subject to the conditions included in the Resolution, or other conditions, and based on the findings in the draft Resolution, or other findings determined by the Planning Commission; or
- Find that the Zone Variance request is not categorically exempt from CEQA, based on findings to be determined by the Planning Commission, and/or deny 2025-02 ZV based on findings determined by the Planning Commission; or
- Continue the item for additional information
- Staff recommending approval of the ZV



Next Steps:

- GPA and ZC will have a public hearing set for City Council. The Planning Commission recommendation will be forwarded as a resolution.
- A Notice of Decision will be forwarded to City Council for the action taken on the ZV. A second public hearing is not required for the ZV. However, approval of the ZV would become unnecessary should the ZC request be denied by City Council.

