



STAFF REPORT

DATE: 03/19/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-101

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

GENERAL PLAN AMENDMENT 2022-0004 TO CHANGE THE LAND USE DESIGNATION OF A 0.86-ACRE PARCEL FROM GENERAL COMMERCIAL TO LIGHT INDUSTRIAL, LOCATED ON THE EAST SIDE OF PROMENADE AVENUE, APPROXIMATELY 170 FEET NORTH OF EAST SIXTH STREET (APN 115-210-032) (APPLI

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve General Plan Amendment 2022-0004 (GPA2022-0004) as recommended by the Planning and Housing Commission to change the land use designation from General Commercial (GC) to Light Industrial (LI) on a vacant 0.86 acres. The project site is located on Promenade Avenue, just north of East Sixth Street, and is adjacent to other properties designated LI. The LI designation will facilitate the development of an industrial building on the project site.

RECOMMENDED ACTION:

That the City Council:

- a. Approve General Plan Amendment GPA2022-0004, as recommended by the Planning and Housing Commission and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- b. Adopt Resolution No. 2025-012 tentatively approving an amendment to the City's General Plan to change the land use designation on 0.86 acres located on the east side of Promenade Avenue, approximately 170 feet north of East Sixth Street, from

General Commercial to Light Industrial as part of Cycle 2 of the General Plan Amendment for calendar year 2025 (GPA 2022-004).

BACKGROUND & HISTORY:

GPA2022-0004 intends to facilitate the construction of a new, 9,500 square-foot industrial building on the project site. The applicant is also processing a concurrent change of zone application, CZ2022-0004 to change the zoning on the project site from C-3 (General Commercial) to M-1 (Light Manufacturing). The project site is vacant and CZ2022-0004 will implement GPA2022-0004, allowing for development to occur according to the M-1 zone.

ANALYSIS:

The project site is adjacent to the LI designation to the north and east, and the GC designation to the south. Promenade Avenue abuts the project site to the west with the General Industrial (GI) designation located beyond.

Per the General Plan, the LI designation is intended for *low intensity, nonpolluting manufacturing, research and development, e-commerce, wholesale and distribution facilities* that are generally “clean” and do not generate nuisance or unsafe levels of noise, vibration, air emissions or waste. The LI designation coupled with the M-1 zone for the project site would allow the project site to be developed for light industrial use which would be compatible with the surrounding industrial developments to the north, east and west, and the commercial development to the south, which is an existing restaurant with a drive-through service.

FINANCIAL IMPACT:

The applicant paid the application processing fee of \$19,810.75 to cover the cost of the General Plan Amendment.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City’s Local Guidelines, a Mitigated Negative Declaration (MND) was prepared for the project because the Initial Study identified that the project’s potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation measures identified in the MND, there is no substantial evidence, in light of the whole record before the city, that the project may have a significant or potentially significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting on February 24, 2025, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Vernon) and carried unanimously that the Planning and Housing Commission adopt Resolution No. 2660 granting GPA2022-0004 as part of Cycle 2 of the General Plan Amendments for 2025 and recommend that the

City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve GPA2022-0004 based on the findings contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Resolution No. 2025-012
2. Exhibit 2 – Locational and zoning map
3. Exhibit 3 – Planning and Housing Commission staff report
4. Exhibit 4 – Draft minutes of the Planning and Housing Commission meeting of February 24, 2025