

A map of the area around Gillette Blvd and Zarzamora Sts. The map shows a grid of streets including Commercial Av, Zarzamora Sts, and Gillette Blvd. A star marks the location of the 1987-1988 study area at the intersection of Gillette Blvd and Zarzamora Sts. Other streets shown include Potrero Lindero Blvd, Potrero Lindero Fwy, and Palmdale Blvd. A north arrow is located in the top right corner.

CASE NO: Z2004092

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from April 20, 2004

Date: May 27, 2004

Zoning Commission Meeting Date: May 04, 2004

Council District: 4

Ferguson Map: 681 F3

Appeal: No

Applicant:

Joey Lopez

Owner:

Joey Lopez

Zoning Request: From R-4 Residential Single-Family District to C-2 Commercial District

1.8 acres out of NCB 11071

Property Location: 1232 and 1234 Gillette Boulevard

Property generally located south of Gillette Road and east of Rhoda Ave

Proposal: To allow commercial uses

Neighborhood Association: South Southwest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. The subject property is currently vacant and is surrounded by single-family residential uses. There is a commercial node at the intersection of Gillette Boulevard and South Zarzarmora. The subject property lies outside of this node and there is an existing single family use between the node and the subject property. Due to the character of the adjacent uses, it would not be appropriate to expand the commercial node to the center of the block between George Patton and Rhoda Avenue.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2004092

ZONING CASE NO. Z2004092 – April 20, 2004

Applicant: Joey Lopez

Zoning Request: "R-4 " Residential Single Family District to "C-2" Commercial District.

Arnie Gonzalez, representing the applicant, stated they are requesting this change in zoning to allow for commercial use. He stated he has been in contact with the surrounding neighbors who are in support of this request. He further stated the surrounding uses are commercial which he feels is compatible with the request.

OPPOSE

Florencio Acosta, stated he sold this property to Mr. Lopez with the understanding that he would construct a church with the youths.

REBUTTAL

Arnie Gonzalez, representing the applicant, stated they would be a portion of the lot that would be use for the ministries.

Joey Lopez, owners, stated he they are proposing a lighthouse ministry, restaurant and two office building. He stated one of the office buildings would be the lighthouse ministry. He state the purpose of the restaurant is because 50% of the proceed would go to the ministry for counseling sessions.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and South Southwest is in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner Dixson to recommend a continuance until May 4, 2004.

1. Property is located on 1.8 acres out of NCB 11071 at 1232 and 1234 Gillette Road.
2. There were 25 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends denial.

Z2004092

AYES: Martinez, Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED.

ZONING CASE NO. Z2004092 – May 4, 2004

Applicant: Joey Lopez

Zoning Request: "R-4" Residential Single-Family District to "C-2" Commercial District.

Applicant/Representative not present.

Staff stated there were 25 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and South Southwest Neighborhood Association is in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner Cardenas-Gamez to recommend approval of "C-2NA".

1. Property is located on 1.8 acres out of NCB 11071 at 1232 and 1234 Gillette Boulevard.
2. There were 25 notices mailed, 2 returned in opposition and 1 in favor.
3. Staff recommends denial.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dixon, McAden, Avila,
Stribling, Peel**
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.