



..... Notices Mailed
 In Opposition
 In Favor

ZONING CASE: Z2005-149

City Council District NO. 1
 Requested Zoning Change
 From: R-4 To O-1
 Date: August 11, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



C:\July 5, 2005



CASE NO: Z2005149

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: July 05, 2005

Council District: 1

Ferguson Map: 581 F6

Applicant:

Garcia Properties, Inc.

Owner:

Rosemary Garcia-Green

Zoning Request: From R-4 Residential Single Family District to O-1 Office District
Lots 8 and 9, Block 19, NCB 8490

Property Location: 2800 Block of Santa Anna
Intersection of Reina Drive and Santa Anna

Proposal: Office Use

Neighborhood Association: Los Angeles Heights Keystone

Neighborhood Plan: Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The Near Northwest Community Plan designates this site for community commercial development. The site is currently a paved commercial parking lot. When the property is developed, it shall be brought up to code in terms of landscaping, screening, etc.

Approval.

The property is currently a paved parking lot located at the intersection of Santa Anna and Reina Drive. Commercial properties are located to the west and south and residential properties are located to the north and east. The applicant is requesting O-1 Office District in order to develop an office on the property. This zoning change to O-1 would serve as a transition between the commercial to the west and the residential development to the east. Reina Drive should serve as the boundary for the commercial development to the west.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	7
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005149

ZONING CASE NO. Z2005149 – July 5, 2005

Applicant: Garcia Properties, Inc.

Zoning Request: "R-4" Residential Single Family District to "O-1" Office District.

George Moreno, 212 Laurel Ridge, representing the applicant, stated they are requesting this change in zoning to develop office space on the subject property. He stated they have been in contact with the neighborhood association who are in support of this request.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Los Angeles Heights Keystone 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Stribling to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on Lots 8 and 9, Block 19, NCB 8490 at 2800 Block of Santa Anna.
2. There were 25 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

Z2005149

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.