



# 2016-2 Amendment Process

- **Transmittal public hearings**  
LPA – July 21, 2016  
BCC – August 2, 2016
- **State and regional agency comments**  
September 2016
- **Adoption public hearings**  
LPA – October 28, 2016  
BCC – November 15, 2016



# **Amendment 2016-2-S-2-4**

## **Rezoning RZ-16-10-022**

**Owner/Agent: John Rollas**

**From: Low Density Residential (LDR) and R-2  
(Residential District)**

**To: Medium Density Residential (MDR) and R-3  
(Multiple-Family Dwelling District)**

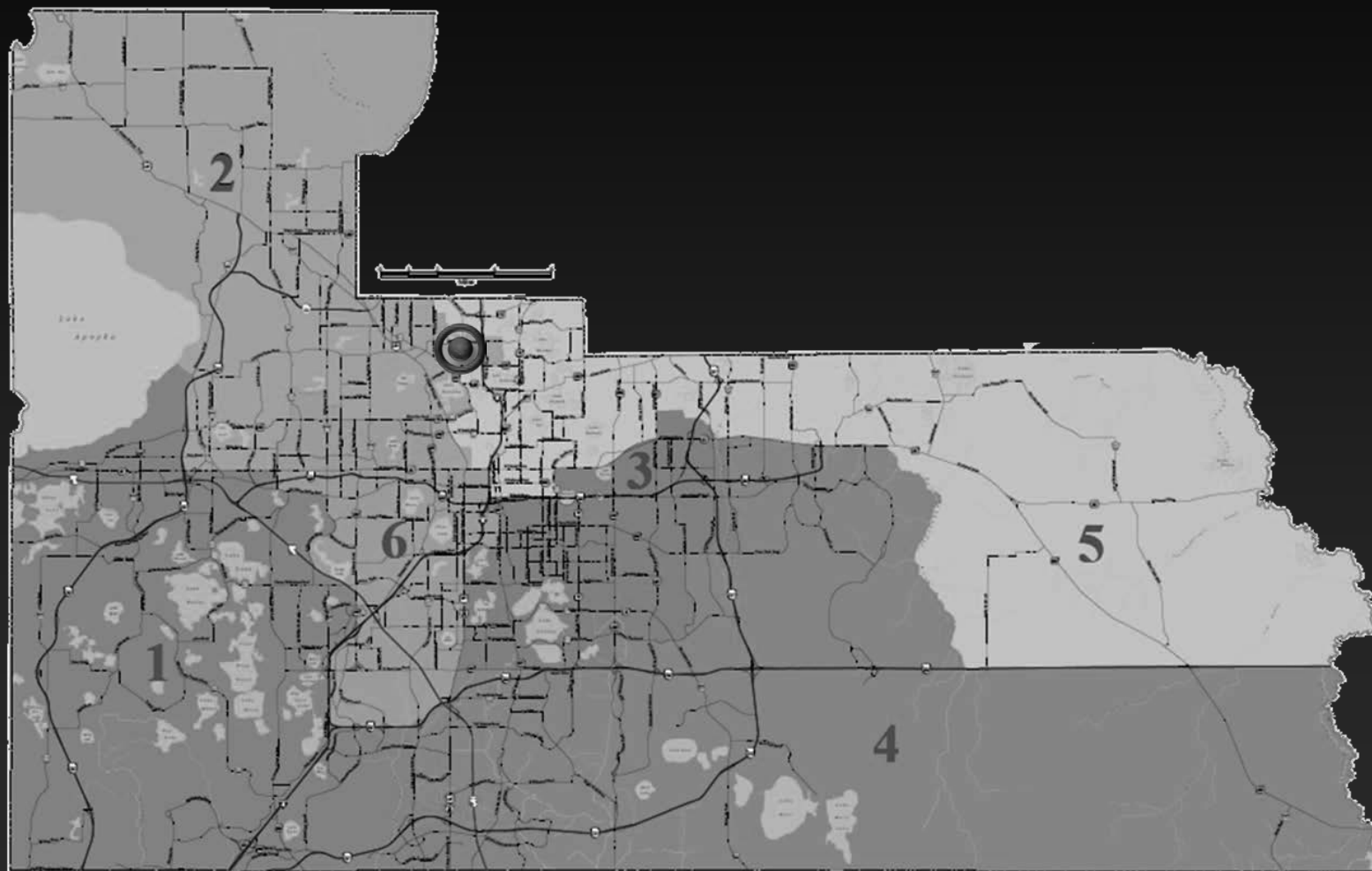
**Acreage: 0.34 acre**

**Proposed Use: Up to two (2) duplexes (four residences)**



# Amendment 2016-2-S-2-4 Rezoning Case RZ-16-10-022

## Location



# Aerial



NEWHALL AVENUE

VAN NESS STREET

EGGLESTON AVENUE

RANKIN AVENUE

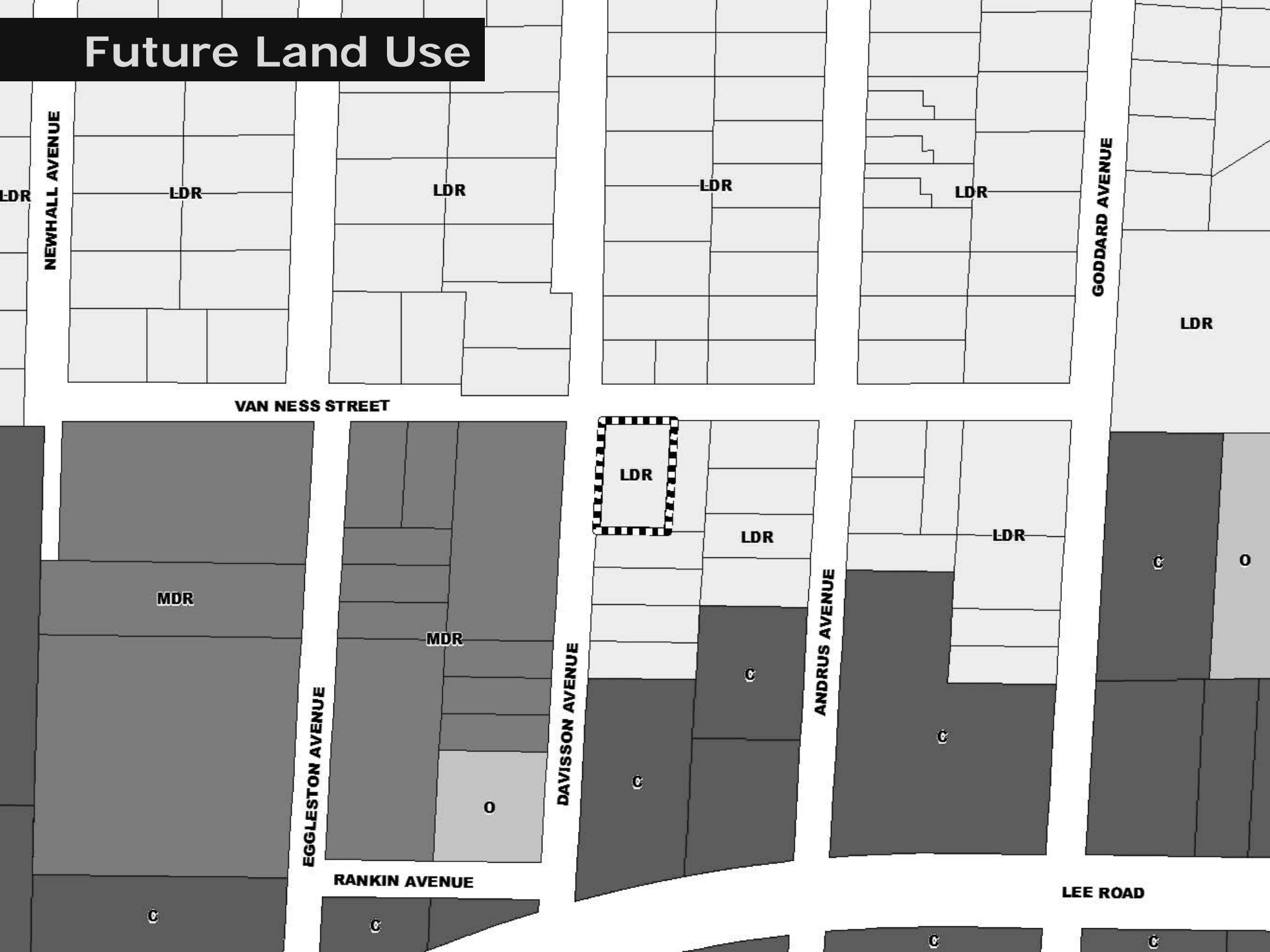
DAVISON AVENUE

ANDRUS AVENUE

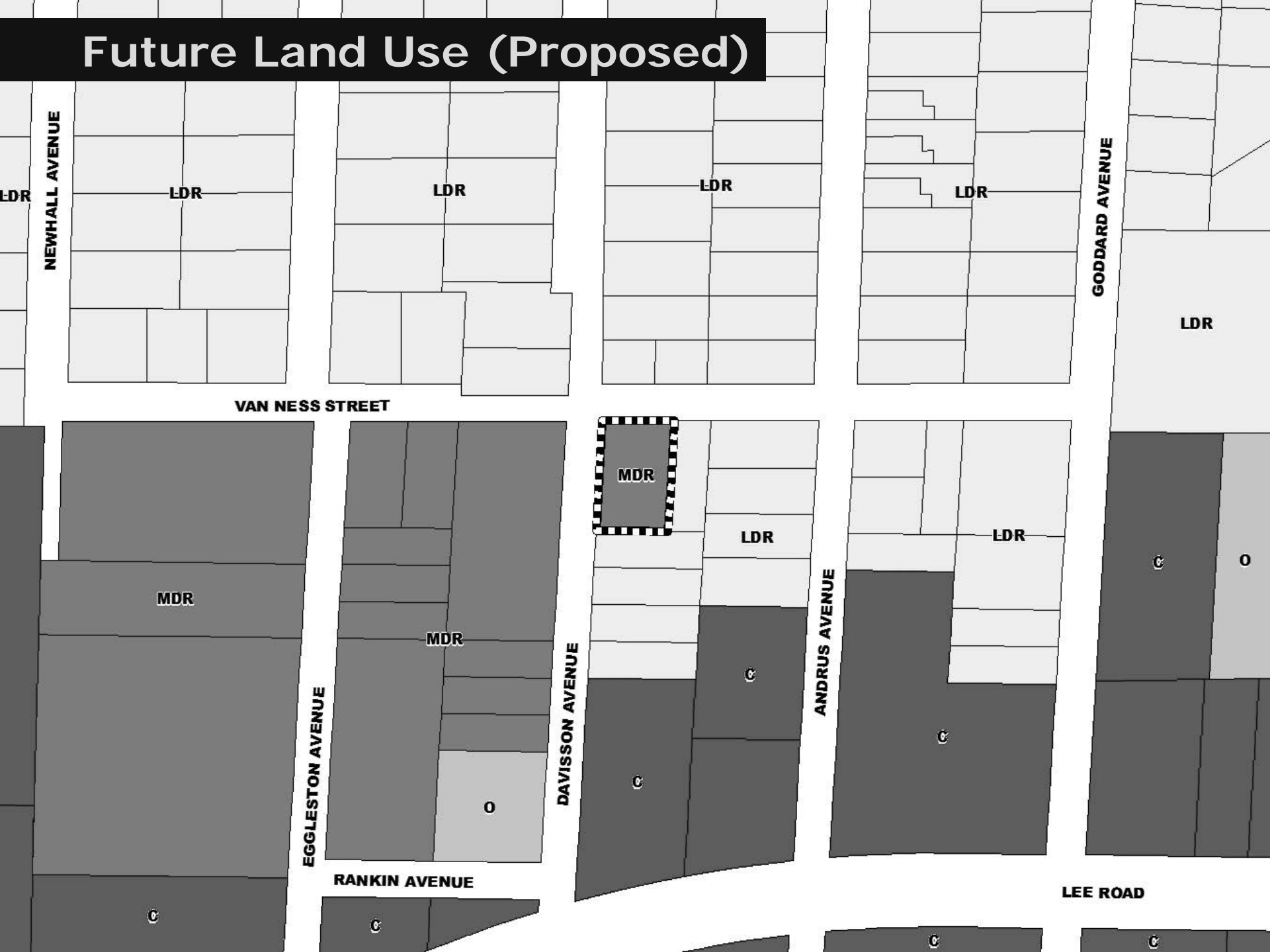
GODDARD AVENUE

LEE ROAD

# Future Land Use



# Future Land Use (Proposed)



# Zoning



# Zoning (Proposed)







# **Amendment 2016-2-S-2-4**

**Staff Recommendation: ADOPT**

**LPA Recommendation: ADOPT**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2016-2-S-2-4, Low Density Residential (LDR) to Medium Density Residential (MDR)**



**RZ-16-10-022**

**Staff Recommendation:                      APPROVE**

**LPA Recommendation:                      APPROVE**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-3 (Multiple-Family Dwelling District) zoning, subject to the variance and restriction listed in the staff report.**