



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)**

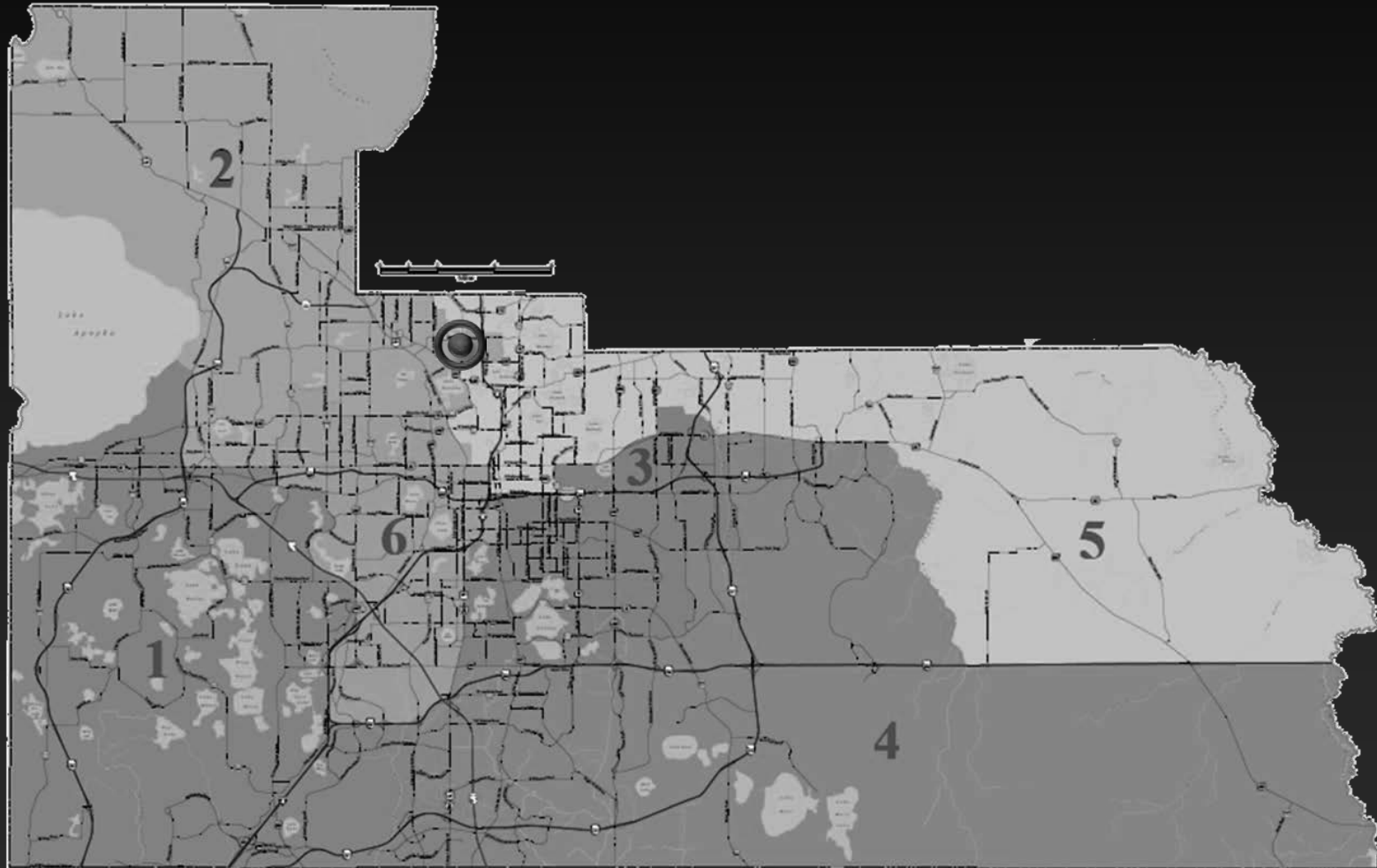
Acreage: 0.34 acre

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

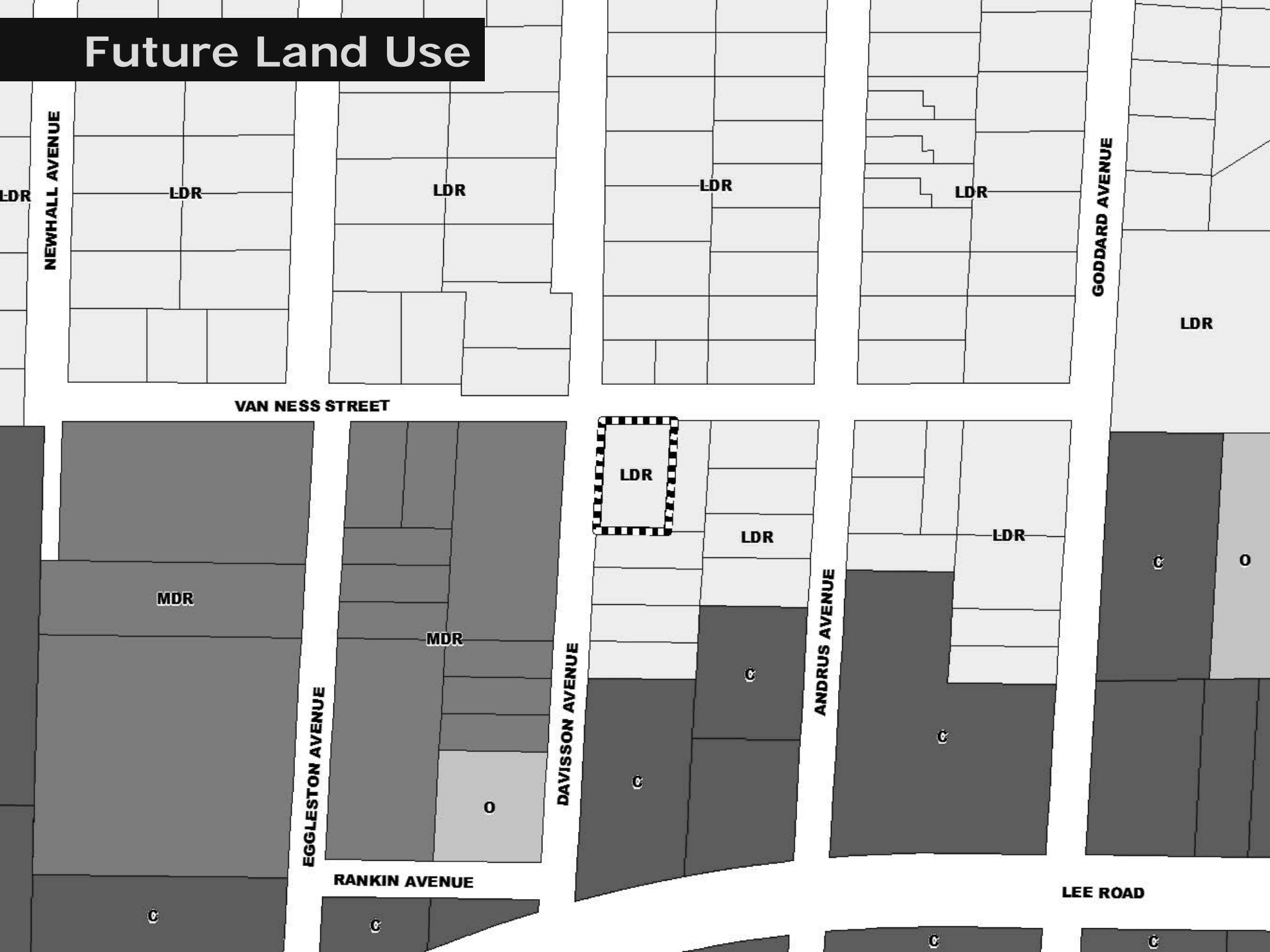
DAVISSON AVENUE

ANDRUS AVENUE

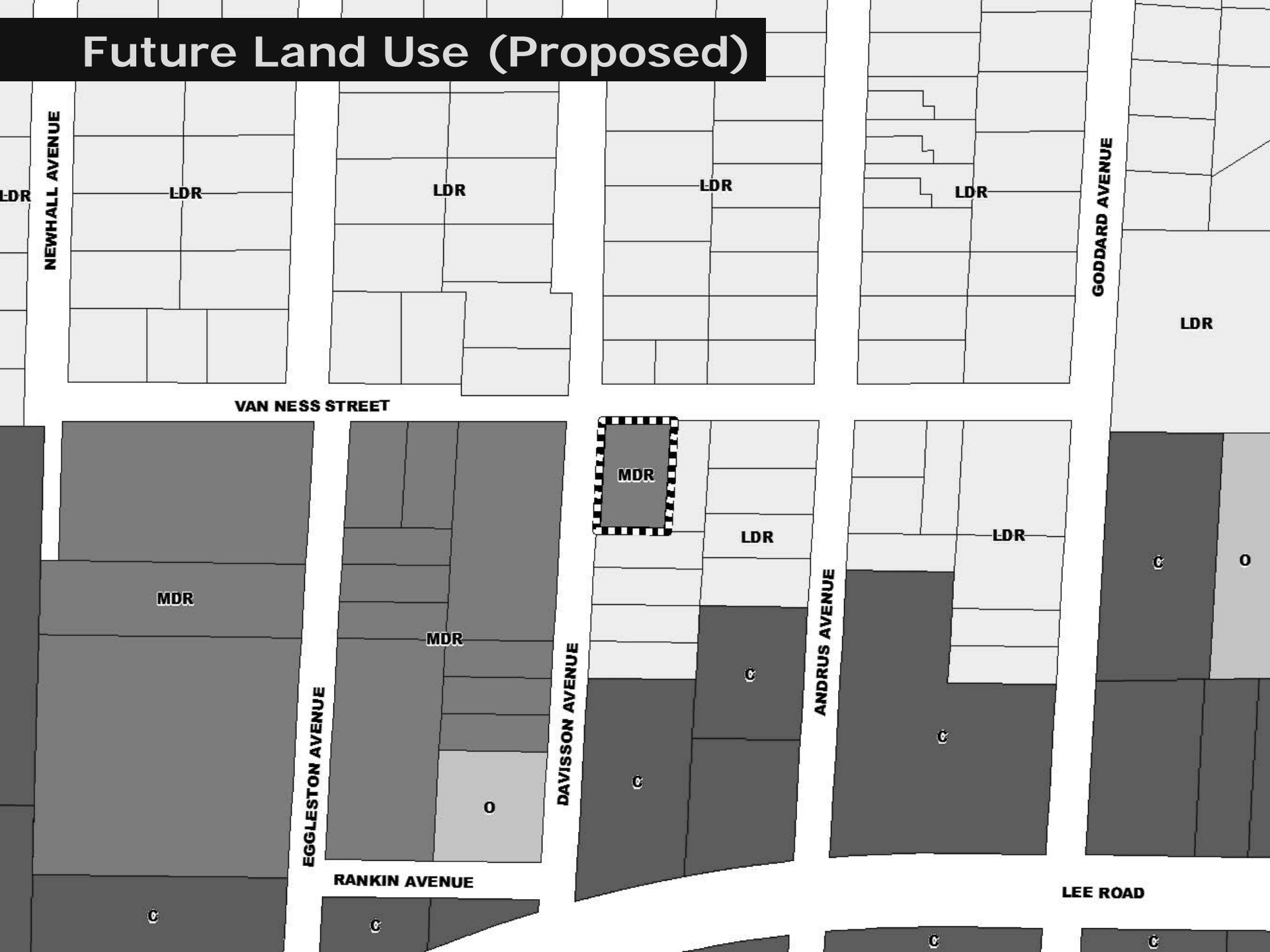
GODDARD AVENUE

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.**