



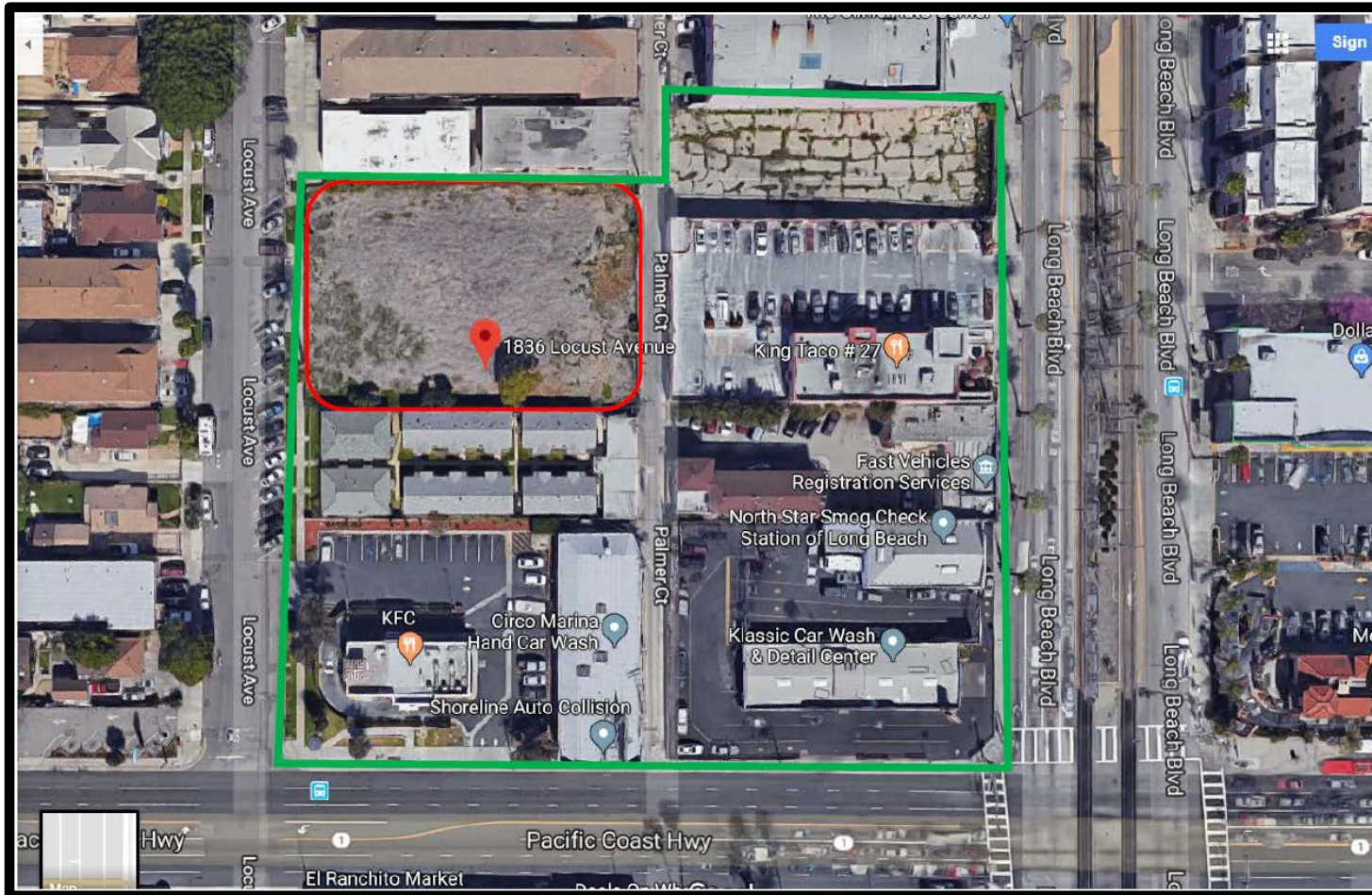
City Council

January 9, 2018

General Plan Amendment GPA 17-005 and Lot Merger LMG 17-015 for  
a new residential development at 1836-1852 Locust Avenue

Application No. 1709-36

## Vicinity Map

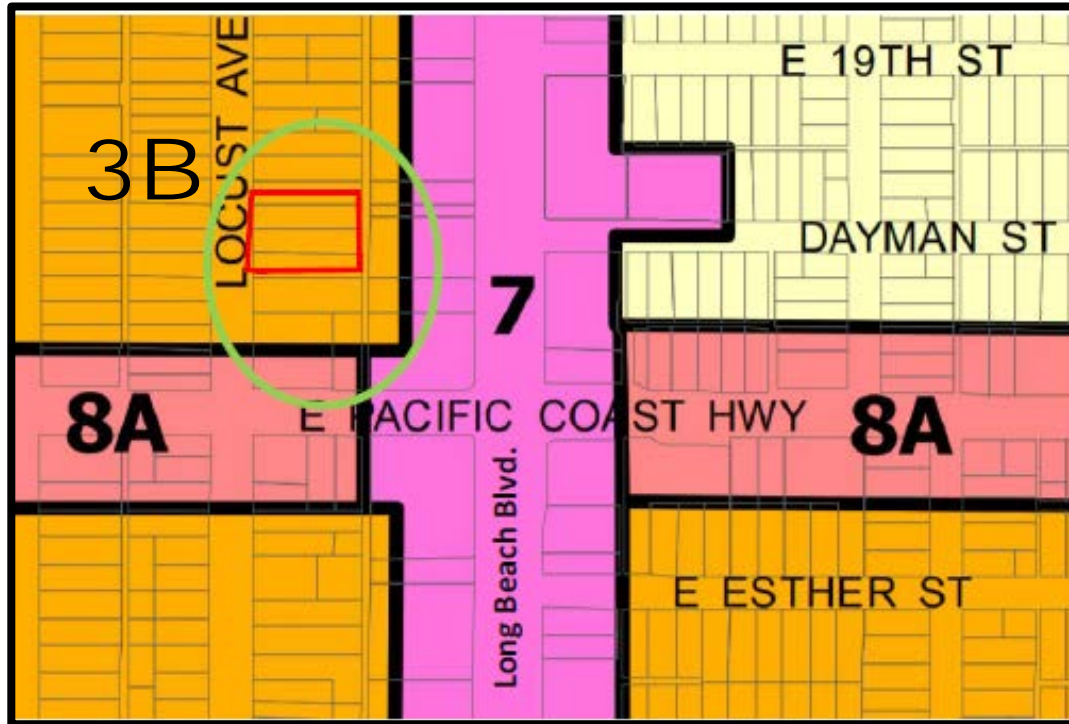


GPA area (green outline)  
11 lots

Development Site (red outline)  
1836-1852 Locust Avenue



## General Plan Amendment and Lot Merger

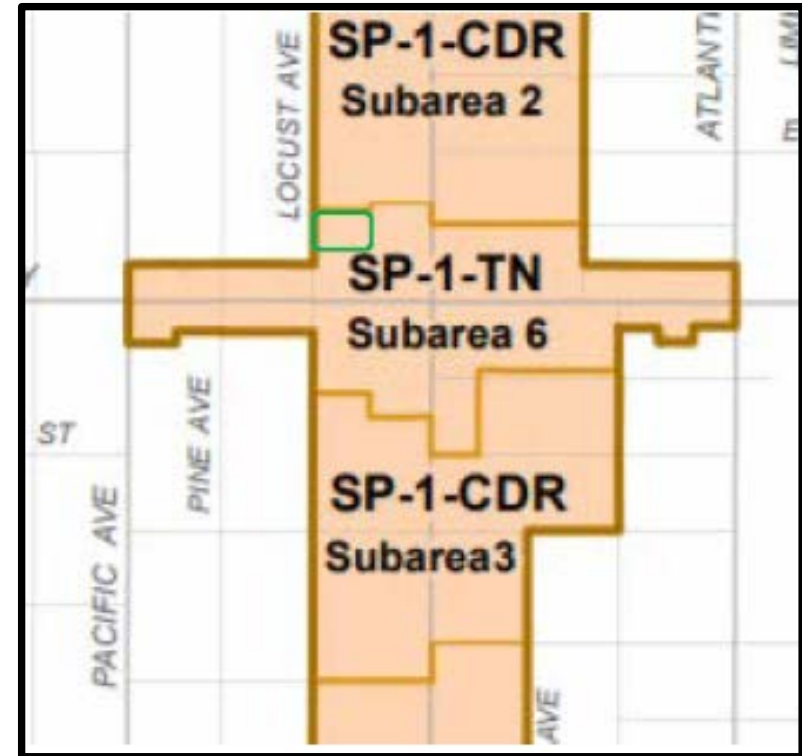


General Plan Land Use Designation:

3B – allows up to 30 du/a

8A – restricts only commercial uses

Lot Merger: To consolidate three lots into one lot



Zoning District: Midtown Specific Plan (SP-1)

Transit Node District:

Allows 10 stores and 100 feet high, FAR 4.0 and mixed uses

# Development Entitlements



Zoning - Midtown Specific Plan - Transit Node High  
General Plan Land Use District - 3A Moderate Density  
Residential

## Development Proposal

- 5 Story residential project
- FAR 1.95
- 77 du/acre

## Entitlements Required

- General Plan Amendment required to allow the project to exceed 30 du/acre
- Lot Merger to merge three lots into one lot
- Site Plan Review Committee approval as project is less than 50 units

# CEQA and Project Findings

## CEQA

Addendum to the Environmental Impact Report for the General Plan Amendment was prepared in accordance to CEQA

## General Plan Amendment and Lot Merger

Positive Findings can be made for each action

## Planning Commission Action

The Planning Commission conducted a public hearing on December 9, 2017 and recommended that the City Council approve the General Plan Amendment and the Lot Merger request

## Public Noticing

Notices were distributed on December 21, 2017, and the notice was published in a local newspaper

## Public Comments

No comments have been received to date

## Recommendation

Staff recommends that the City Council concur with the Planning Commission recommendation to approve the following actions:

- 1) An Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report
- 2) A General Plan Land Use Amendment GPA17-005 to change the Land Use Designations from Moderate Density Residential #3B and Traditional Retail Strip Commercial #8A to Mixed Uses #7 on 11 lots located in the Midtown Specific Plan (MTSP) area
- 3) A Lot Merger LMG17-015 to combine three lots into one lot located at 1836-1852 Locust Avenue