

**ZONING CODE AMENDMENT
FINDINGS**
**Application Nos. 1701-06, 1701-07, 1701-08,
1701-09, 1701-10, and 1701-11**
February 16, 2017

Pursuant to Section 21.25.106 of the Zoning Ordinance, the Planning Commission shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA;

Amending the Zoning Map to designate the properties as P (Park) reflects the current and future use of the properties. No physical improvements are contemplated as a part of these Zoning Code Amendment applications. The properties were acquired to help remove blight and improve the quality of life of residents by increasing open space and access to parks. The sites were selected in part because they were suitable for park development and located in areas where additional open space was desirable and appropriate. The development of parks improves the livability of the surrounding areas. Parks are compatible with surrounding residential, commercial, and institutional uses and provide residents, visitors, students, and employees nearby with much needed open space.

B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN; AND

Amending the Zoning Map to designate the properties as P (Park) will provide consistency with the General Plan and current and future use of the properties. The use of the properties is not changing and no physical improvements are contemplated as a part of these Zoning Code Amendment applications. Park use and the proposed amendments are consistent with the current land use designations for the subject properties of Traditional Retail Strip Commercial, High Density Residential, Moderate Density Residential, and Single Family Residential. These Land Use Districts and related policies offer no design specifications or requirements applicable to the Zoning Code Amendments. The current park use and planned improvements are consistent with the goals of the Land Use Element regarding neighborhood emphasis and facilities maintenance. Furthermore, the subject properties are designated as Open Space PlaceType within the draft Land Use Element of the General Plan, which is consistent with the P Zoning District. This action furthers the General Plan Open Space Element Goals #3 (Open Space for Public Health and Safety) and #4 (Open Space for Outdoor Recreation and Recreational Facilities).

C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

This finding is not applicable, as none of the subject properties are developed with mobile home parks. Section 21.25.109 of the Zoning Ordinance is not applicable.