



## Planning Commission

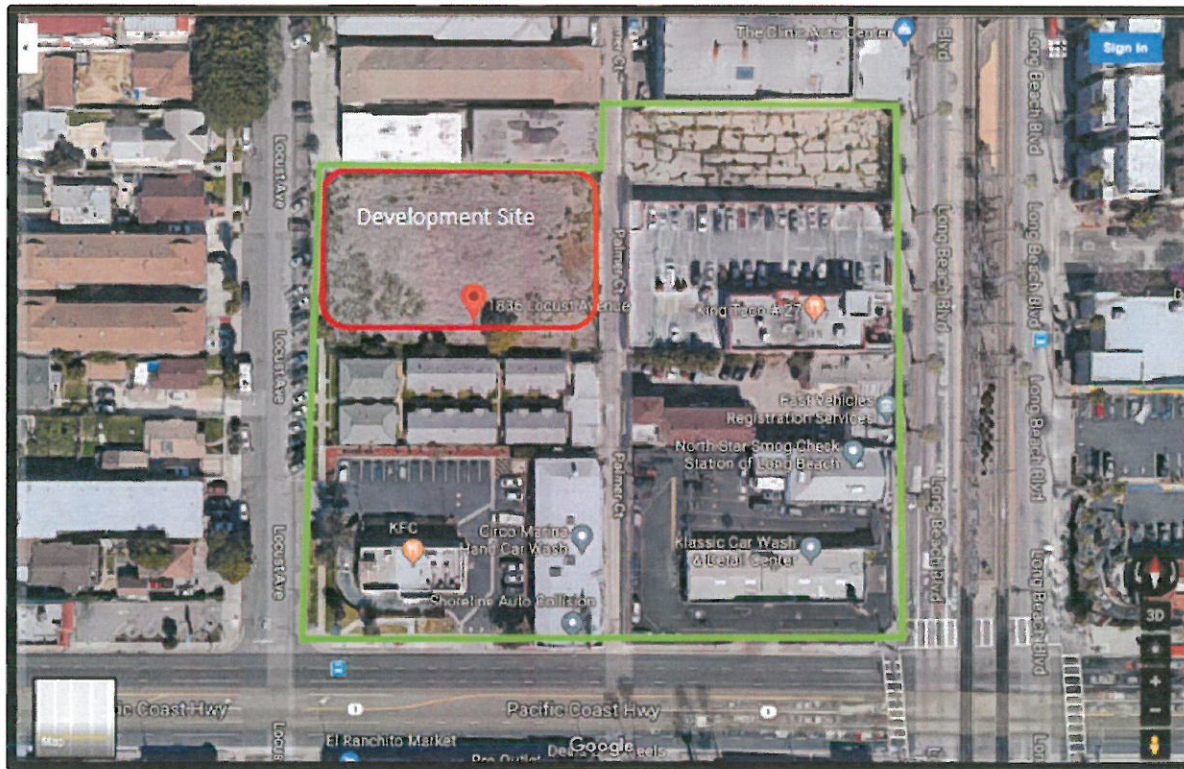
December 7, 2017

General Plan Amendment and Lot Merger for the construction of a new 5-story residential development located at 1836-1852 Locust Avenue.

Application No. 1709-36 (GPA17-005 and LM17074)



## Vicinity Map



**Development Site  
Located at  
1836-1852 Locust  
Avenue**



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



## Development Project



**New 5-story, 65,866  
square-foot  
affordable residential  
project**



# Site Plan Review



## Development Proposal

- 5 Stories
- FAR 1.95
- 77 du/a

## Entitlements Required

**General Plan Amendment** required to allow the project to exceed 30 du/a and a **Lot Merger** to merge three lots into one lot.

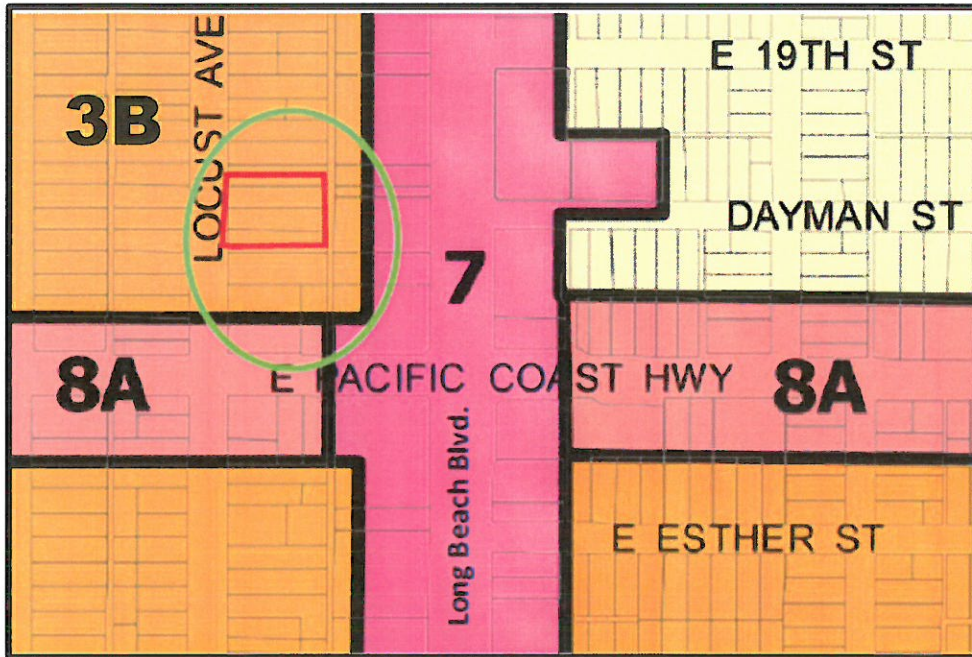
**Zoning - Midtown Specific Plan - Transit Node High  
General Plan Land Use District - 3A Moderate Density  
Residential**

**Site Plan Review Committee  
approval as project is less than 50  
units.**





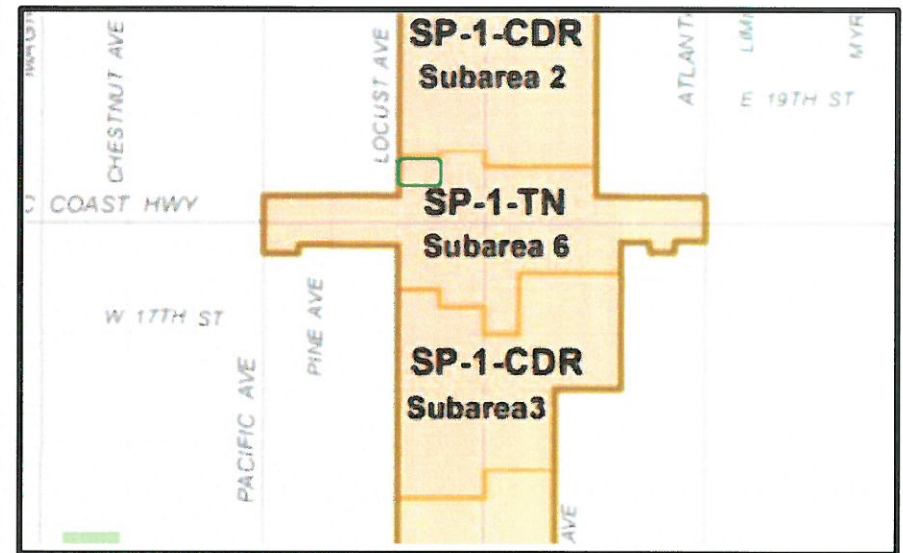
## General Plan Amendment (GPA17-005)



### General Plan Land Use Designation:

3B – allows up to 30 du/a

8A – allows only commercial uses



### Zoning District:

Midtown Specific Plan (SP-1)

Transit Node District

10 stories and 100 feet high, FAR

4.0 and mixed uses



## PROJECT FINDINGS

### **CEQA**

Addendum to the PEIR was prepared in compliance to CEQA. The addendum analyzed potential new impacts resulting from the proposed General Plan Amendment. No new impacts were found therefore, no further environmental review is warranted.

### **General Plan Amendment and Lot Merger**

Positive Findings can be made.



## Recommendation

**Recommend that the Planning Commission approve the Lot Merger (LM17-15) to combine three lots into one lot and**

**Recommend that the City Council:**

- 1) Approve an Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report; and**
- 2) Approve 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).**

