

Exhibit P

CONSIDERATION OF REZONE APPLICATION
NO. P22-00451
AND
THE RELATED ENVIRONMENTAL FINDING

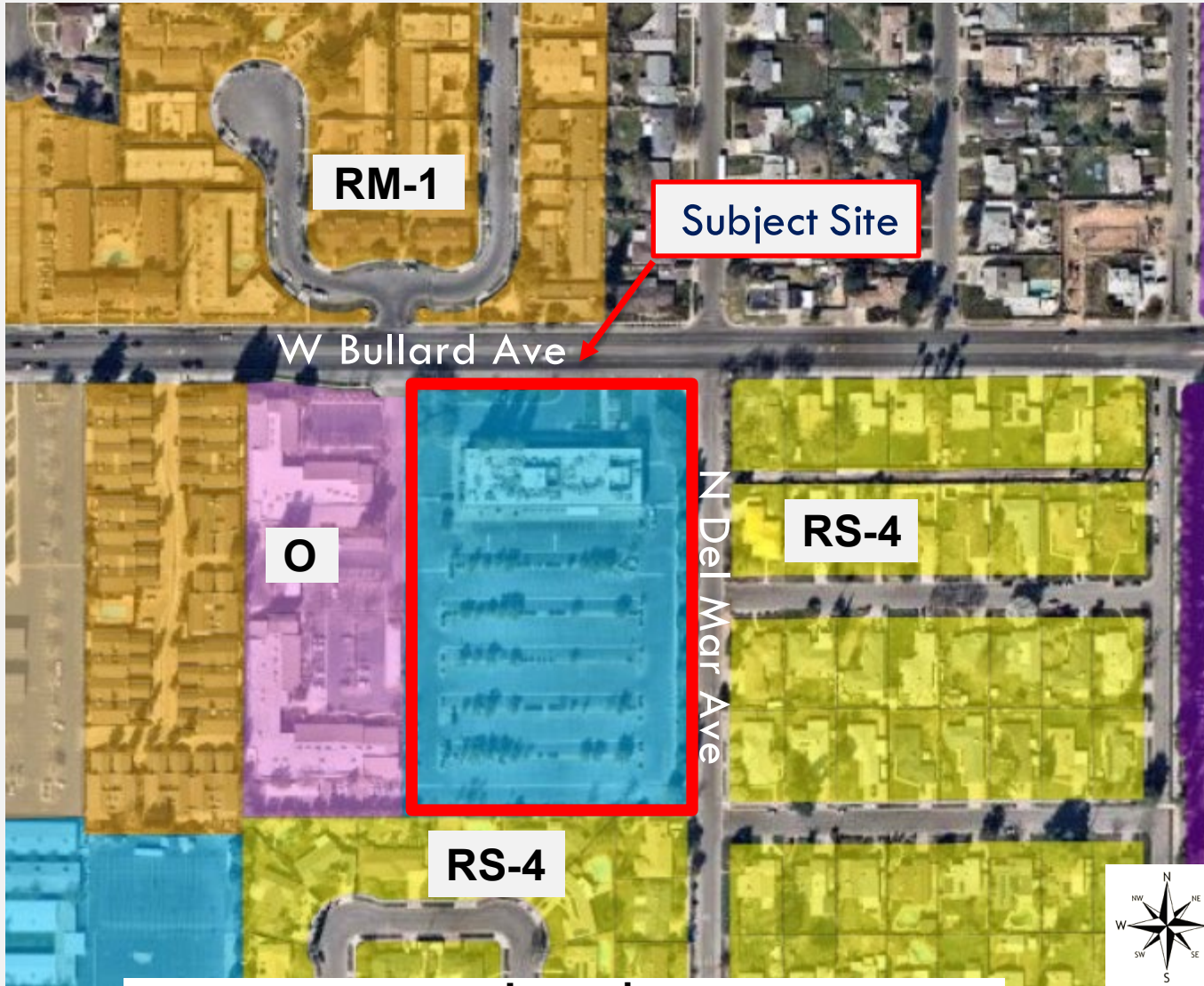
PRESENTATION BY: AUBRIE RICHARDSON, PLANNER II










ID 22-1238

CITY COUNCIL HEARING | AUGUST 11, 2022

ZONING CLASSIFICATION MAP



Parcel Data		Planning - Zoning	
	Parcel Data		RS-4 - Residential Single-Family, Medium Low Density
	Street Labels		RS-5 - Residential Single-Family, Medium Density
			RM-1 - Residential Multi-Family, Medium High Density
			O - Employment- Office
			PI - Public and Institutional

Legend

APPLICATION INFORMATION

- Rezone Application No. R-00-041, approved on May 10, 2001, rezoned the property from R-1-C (*Single-Family Residential*) zone district to the C-P (*Administrative and Professional Office*) zone district, which included one condition of zoning:
 - The use of the subject property described here-in-above shall be limited to the development of a school or a college.
- City Council adopted a citywide rezone on December 3, 2015, through Ordinance No. 2015-39. The citywide rezone application rezoned the subject property to PI/cz.
- The application requests authorization to rezone the 5.57 acre property at 255 West Bullard Avenue from PI/cz (*Public and Institutional/condition of zoning*) zone district to the PI/cz (*Public and Institutional*), in order to modify the condition of zoning to the following:
 1. A wall with a minimum height of six feet shall be installed along the southern property line.
 2. Vehicular access to Del Mar Avenue is limited to emergency access.
 3. Allowed uses include:
 - a) Public or Private School or College
 - b) Emergency Shelters
 - c) Social Service Facilities

QUESTIONS AND CONCERNS

- Staff received several calls and emails of concern regarding the application
- The concerns were about transparency, traffic, funding, and noticing.
 - The Public and Institutional zone district is consistent with the General Plan Public Facility land use designation.
 - Section 15-5007 of the FMC requires notices be sent to property owners within a thousand feet of the subject property. Notices were sent out to property owners and tenants within a thousand feet of the subject property.

RECOMMENDATION

1. **ADOPT** Environmental Assessment No. P22-00451, dated May 18, 2022, a determination that the proposed project is in compliance with Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act; and,
2. **BILL** Approving Rezone Application No. P22-00451 proposing to rezone the subject property from the PI/cz (Public and Institutional/with conditions of zoning) zone district to the PI/cz (Public and Institutional/with conditions of zoning) zone district in order to modify the conditions of zoning tied to the ±5.57 acres of property located at 255 West Bullard Avenue.