

DATE SUBMITTED 7/25/2018
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 8/1/2018

COUNCIL ACTION
 PUBLIC HEARING REQUIRED
 RESOLUTION
 ORDINANCE 1ST READING
 ORDINANCE 2ND READING
 CITY CLERK'S INITIALS [Signature]

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: ZONE CHANGE AND GENERAL PLAN AMENDMENT FROM A R-1 (RESIDENTIAL SINGLE FAMILY) ZONE TO A R-A (RESIDENTIAL APARTMENTS) FOR THE FOLLOWING APN#: 064-103-012

1. 2nd READING BY TITLE ONLY OF ORD. NO. 501 APPROVING THE ZONE CHANGE AND GENERAL PLAN AMENDMENT FROM C-1 (COMMERCIAL GENERAL) TO R-A (RESIDENTIAL APARTMENT) ZONE.

DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:

The City of Imperial recently has been treating the City Apartments located at 101 W 6th Street which are adjacent parcel # 064-103-012; the parcel in question. When analyzing the vacant parcel and the current location and surrounding area, City Staff determined that the best physical use of the land would be for Residential Apartment use due to the adjacent parcels (which both consist of apartment complexes) and neighboring area which is predominantly used for multifamily housing. City Staff decided to initiate a zone change and general plan amendment for this parcel. Staff has determined that the proposed zone change from R-1 to an R-A designation would be consistent with the location of the parcel the surrounding environment, developments and the future growth planned for that area. The parcel is a "flag lot" (A flag lot is a real estate term that describes a land parcel that lies at the end of a long driveway. A flag lot may lie behind residences, buildings, or open land, and it is usually not visible from a road.) Due to the location and topography of the parcel a variance is required in order to allow the deviation from the required minimum lot square-footage for a parcel in an R-A (Residential Apartment) zone which is 7,500 square feet.

For CEQA, a Categorical Exemption will be filed.
 Planning Commission recommended this item for approval to City Council on June 27, 2018.
 City Council conducted the 1st Reading on July 18, 2018.

Please see attachments.

- Location Map.
- CEQA: Categorical Exemption
- Ordinance No. _____

FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u>[Signature]</u>
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STAFF RECOMMENDATION: Staff recommends approval of Ordinance <u>501</u>	DEPT. INITIALS <u>[Signature]</u>
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MANAGER'S RECOMMENDATION:	CITY MANAGER'S INITIALS <u>[Signature]</u>
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MOTION:

SECONDED:	APPROVED <input type="checkbox"/>	REJECTED <input type="checkbox"/>
AYES:	DISAPPROVED <input type="checkbox"/>	DEFERRED <input type="checkbox"/>
NAYES:		
ABSENT:	REFERRED TO:	

ORDINANCE NO. 801

AN ORDINANCE OF THE CITY OF IMPERIAL AMENDING THE IMPERIAL CITY CODE TO CHANGE THE ZONING DESIGNATION FROM R-1 (RESIDENTIAL SINGLE FAMILY) TO R-A (RESIDENTIAL APARTMENT) FOR THE FOLLOWING APN: 064-103-012

Pursuant to Section 24.19.600 et al, the City Council of the City of Imperial, State of California, does hereby ordain as follows:

SECTION 1: The "Official Zoning Map" of the City of Imperial, Imperial County, adopted at Section 24.01.140 of Chapter 24 of the Imperial City Code is hereby conditionally amended pursuant to Section 24.19.600, et seq. as set forth in this ordinance.

SECTION 2: The property affected by this ordinance is shown in Exhibit A, specifically known as APN: 064-103-012.

SECTION 3: The new zone for said property is hereby changed from R-1 (Residential Single Family) to R-A (Residential Apartment).

SECTION 5: Effective Date. This Ordinance shall take effect and shall be in force thirty (30) days after the date of adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the County of Imperial, together with the names of the members of the City Council voting for and against the same.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial this 1st day of August 2018.

Geoff Dale, Mayor

ATTEST:

Debra Jackson, City Clerk