

City Council
November 12, 2024

Item #6 RTC 24-921
 Public Hearing: Actions on a Rezone from PD - Planned Development to HI - Heavy Industrial & Variance for the Property Located at 2201 Lafayette Street to Allow Reestablishment of Industrial Uses for a Product Engineering Development and Manufacturing Business

Reena Brilliot
 Acting Director of Community Development

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2201 Lafayette Street



Request

- **Rezone** from Planned Development (PD) to Heavy Industrial; and
- **Variance** for parking and potentially landscaping, subject to findings and the conditions of approval.

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2201 Lafayette Street



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Project Site

- 1.5 acres (64,898 sq. ft.)
- General Plan: Heavy Industrial (HI)
- Zoning: Planned Development (PD)
- Approximately 24,000 sq. ft. 1-story building



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Land Use Designations



General Plan Map **Zoning Map**

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Background

- 2005: Rezone from Heavy Industrial to PD and Tentative Map to create three parcels.
- Specific COA restricting the use of Parcel 2 to Construction Materials retail showroom/warehouse.
- Parking agreement: 10 parking spaces on Parcel 1 for Parcel 2.
- July 2023: Rezone Parcel 1 and 3 (700 Mathew Street) from PD to Heavy Industrial.

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Project

- Minor Tennant improvements to accommodate a change of use
- No change to the building footprint
- Add a 5-foot sidewalk and a 4-foot planter strip with 24" box tree
- Restriping the parking to provide 7 parking spaces behind the building
- Trash bins storage
- Bike Racks
- 15 Employees total



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2201 Lafayette Street

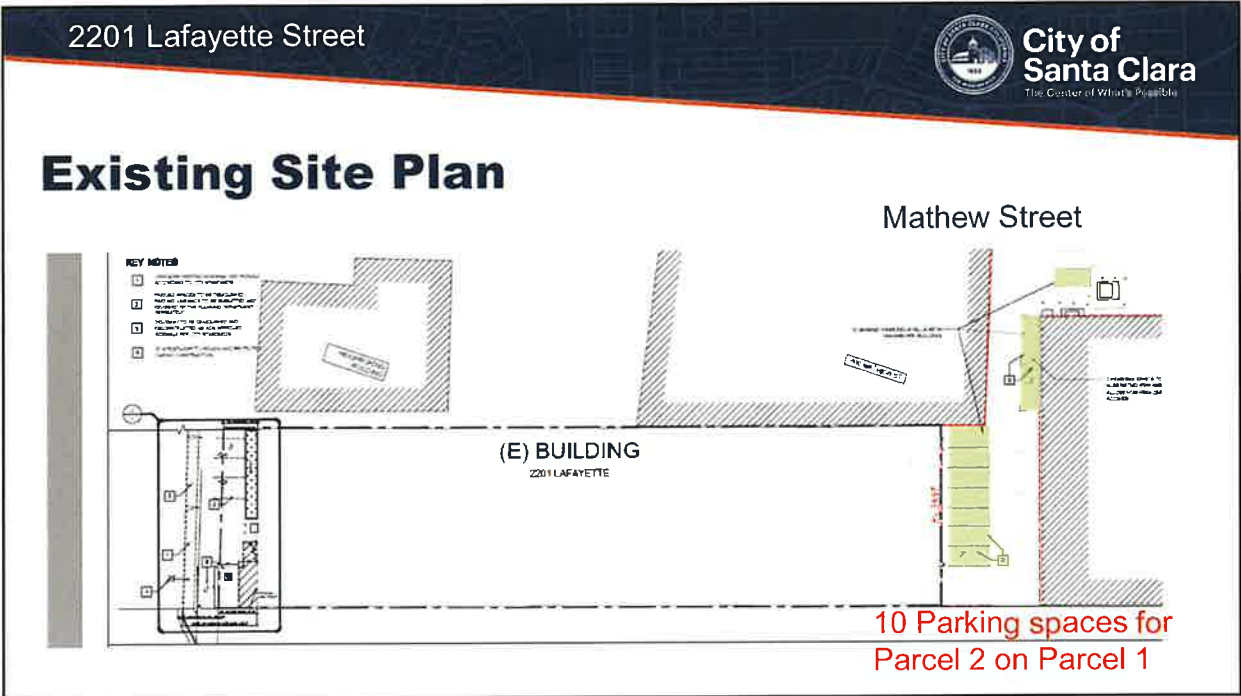


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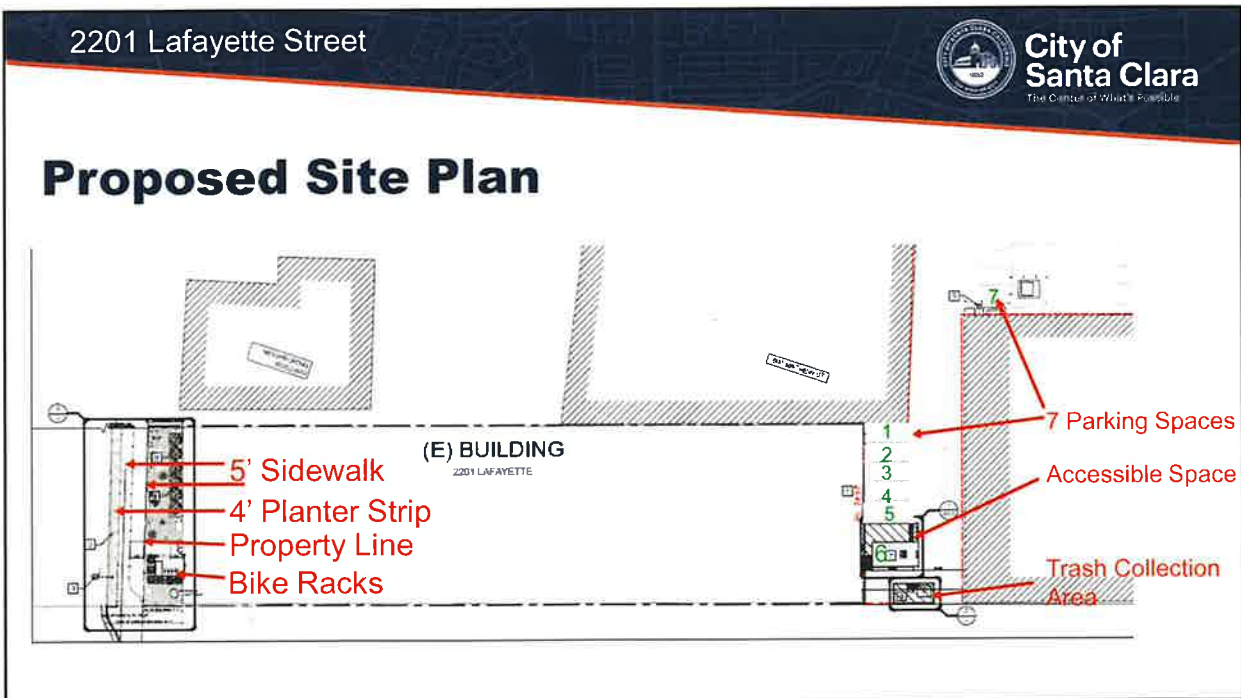
Rezone

- Zoning regulations of the old Heavy Industrial (MH) district of the Classic Code will apply to this application, while the parking requirements from the current Zoning Code (2024) apply.
- Setback: Provides the required 15 feet front setback
- Landscaping: Added landscaping to meet the requirement for a minimum 10 feet of required front yard to be landscaped.
- Parking: Provides 7 parking spaces on Parcel 1 where 18 parking spaces are required per the code (need for Variance)

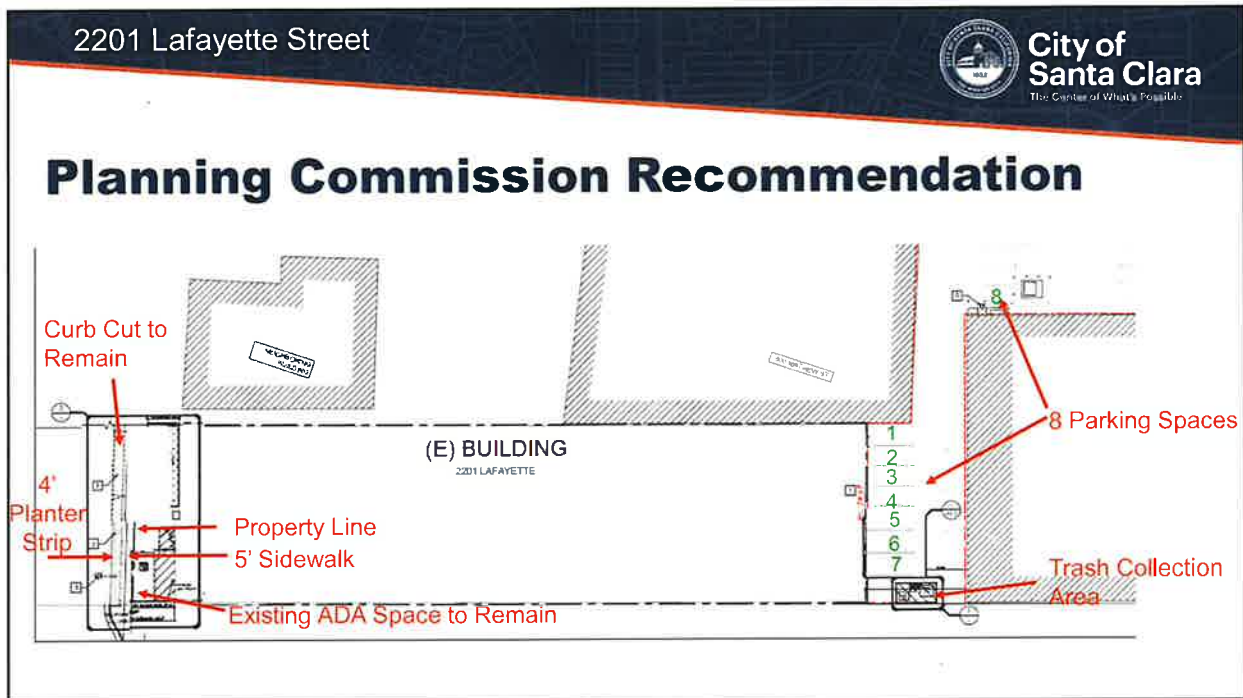
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- 2201 Lafayette Street
-
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- ## Staff or Planning Commission Recommended Plans
- Planning Commission Recommendation:
 - Would allow for 9 parking spaces (2 additional spaces) with one parking space (ADA space) in the front the building
 - Only paving, no landscaping in the front setback
 - Staff Recommendation:
 - Would allow for 7 parking spaces with all, including ADA space, located in the back of the building. ADA space location in conformance to Building Code.
 - Approximately 8 staff per shift
 - Some staff regularly working remotely
 - Some staff (family members and friends) carpooling regularly
 - Would add landscaping to the front setback, conforming to Zoning Code
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Variance Findings

- Staff & Planning Commission Recommendations:
 - Unusual condition: Existing buildings were constructed in the 1970's with reduced parking.
 - The proposed use would repurpose the industrial site vacant since April 2013.
 - The project would help extend the complete streets configuration along frontage
 - The variance is necessary for the preservation and enjoyment of the substantial property rights of the owner.
- Staff Recommendation: The project would help eliminate the substandard front landscaping conditions, conforming to the Zoning Code.

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Staff Recommendation

1. Determine the project is consistent with a Class I Categorical Exemption per Section 15301, Existing Facilities of the CEQA Guidelines;
2. Adopt a resolution recommending City Council approve the Rezone from Planned Development (PD) to Heavy Industrial (HI) for the property located at 2201 Lafayette Street, subject to findings and conditions of approval; and
3. Adopt a resolution approving the Variance for a reduction in parking spaces, including the required findings.

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