



Agenda Report

18-420

Agenda Date: 4/11/2018

SUBJECT

Request to Initiate Rezoning of 120 and 130 Serena Way

BACKGROUND

George Tsai and Karen Lee, owners of 130 Serena Way (APN: 294-36-017), have submitted a letter to the Planning Division requesting that the Planning Commission initiate a rezoning of their property. The property is currently zoned Agricultural (A) district, and they are requesting that the property be rezoned to Single Family Residential (R1-6L), which would be consistent with the improvements on their property, and would be the same zoning designation as the surrounding neighborhood.

After Mr. Tsai and Ms. Lee contacted the City, staff contacted their neighbor, Alfred Fong at 120 Serena Way (APN 294-36-018), whose property is also zoned Agricultural. After discussing the possibility of rezoning, Mr. Fong has also subsequently requested that the Planning Commission initiate rezoning of his property.

The properties at 120 and 130 Serena Way were annexed into the City in 1969 from the County, and both received the Agricultural zoning designation upon annexation. The City initiated a rezoning to the R1-6L designation in January 1974, but the Project Clearance Committee continued the item for further study due to a question over the imposition of conditions on a City-initiated project. The 1974 City-initiated rezoning was never acted upon, and the two properties retain the Agricultural zoning designation.

The Agricultural district requires a 15 foot side setback, which constrains the possibility of an addition to the existing house at 130 Serena Way. The standard side setback in the R1-6L district is 5 feet.

ENVIRONMENTAL REVIEW

The action being considered is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15301 "Existing Facilities" as the activity consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities mechanical equipment or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination. The proposed action to rezone the property would not expand the use, and would simply apply the same zoning designation to the two subject properties as applies to the rest of the single-family properties on Serena Way.

RECOMMENDATION

Adopt a resolution of intention to rezone the properties at 120 and 130 Serena Way from Agricultural Zoning District (A) to Single Family Zoning District (R1-6L).

Prepared by: John Davidson, Principal Planner

Reviewed by: Kevin Riley, Acting Planning Manager

Approved by: Andrew Crabtree, Director of Community Development

ATTACHMENTS

1. Project Data Maps
2. Correspondence from property owners and staff