



**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
STAFF REPORT**

TO: Economic Development Advisory Committee Members
DATE: February 7, 2011
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nelia C. Dyer, Community Development Director
Laura Hollender, Contract Assistant City Attorney
SUBJECT: Status Report on the Analysis of Land Use Designations and Zoning of the Properties along East Grant Avenue (SR 128) between Morgan Street and Interstate 505 (Information Item)

RECOMMENDATION: None. This item is for information and discussion.

DISCUSSION: As part of the City Manager's Gateway Planning and Economic Development Process, City staff has been tasked with reviewing current General Plan policies and developing recommended changes to the General Plan to facilitate economic development of the properties along East Grant Avenue between Morgan Street and Interstate 505 (see November 16, 2010 City Council Staff Report). These properties include the Gateway Master Plan Area, the North Grant Avenue Annexation, and the Morton Vandenberghe properties¹.

City staff has reviewed the current General Plan land use designations of these properties, as well as the underlying zoning applied to these properties when they were annexed into the City of Winters. The Gateway Master Plan Area was annexed into the City of Winters in 1993, while the North Grant Avenue Annexation became effective in 1995. The zoning is termed "underlying" because the precise zoning shown for the subject properties on the Zoning Map (PC/BP - Planned Commercial/Business Park, PC - Planned Commercial) is in error. To date we have found no evidence of any ordinance adopted by the City that changed the zoning of the property from what was applied in the pre-zoning and annexations in 1992 and 1995. Furthermore, though unofficially mapped as PC or PC/BP, there are no such zoning designations in the City Zoning Code.

¹ City staff are still in the process of locating files related to the Morton Vandenberghe properties.

Based on staff's research (with the exception of the Vandenberghe properties), the present General Plan land use designations and underlying zoning of the properties are as follows:

Gateway Master Plan Area:

- A. General Plan Land Use Designations
 - a. Jordan Property - Planned Commercial/Business Park (PC/BP)
 - b. McClish Property - Planned Commercial/Business Park (PC/BP)
- B. Underlying Zoning
 - a. Jordan Property - Highway Service Commercial - Planned Development (HC-PD)
 - b. McClish Property - Planned Industrial (MP)

During the proceedings to annex the Gateway Master Plan area into the City, the City adopted a new General Plan on May 19, 1992. The General Plan created a land use designation of Planned Commercial/Business Park (PC-BP) for the Gateway Master Plan area. This action created an inconsistency between the General Plan land use designation and the approved pre-zoning for the property. Pursuant to state law, zoning must be consistent with the General Plan. However, since the early nineties, the zoning has not been changed to re-establish consistency.

North Grant Avenue Annexation:

- A. General Plan Land Use Designations:
 - a. Medium Density Residential (MR)
 - b. Planned Commercial (PC)
 - c. Open Space (OS)
 - d. Highway Service Commercial (HSC)
 - e. Light Industrial (LI)
- B. Underlying Zoning
 - a. Medium Density Residential (R-2)
 - b. Planned Commercial (C-1, C-2)
 - c. Open Space (OS)
 - d. Highway Service Commercial (C-H)
 - e. Light Industrial (M-1)

In order to establish consistency between the City's General Plan and zoning ordinance and also to facilitate economic development of the properties, City staff will be formally recommending the following actions to the City Council:

General Plan Amendments:

1. Remove Planned Commercial (PC) and Planned Commercial/Business Park (PCB) land use designations and associated definitions from the General Plan through a General Plan amendment.
2. Amend the General Plan Land Use Map:
 - a. McClish Property - Remove PCB and replace with Business/Industrial Park (BIP)
 - b. Jordan Property - Remove PCB and replace with Highway Service Commercial (HSC)

- c. Other parcels with PC designation - Remove PC and replace with Neighborhood Commercial (NC)

Rezoning/Zoning Amendments:

1. Amend the Zoning Map
 - a. McClish Property - Zone Business Park (B/P)
 - b. Jordan Property - Zone Highway Service Commercial (C-H)
 - c. Other parcels with PC - Zone Neighborhood Commercial (NC)
2. Amend Chapter 17.08 - Use Classifications
 - a. Remove the Use "Recreational Vehicle Park"
3. Amend Chapter 17.52 - Zoning Matrix
 - a. Under Business Park, the following uses shall be indicated as Conditional Uses:
 - i. Laboratory, Research, Equipment
 - ii. Light General Manufacturing
 - iii. Equipment Sales, Rental and Repair
 - b. Under Business Park and Highway Service Commercial, the following uses shall be omitted from the Zoning Matrix
 - i. Recreational Vehicle Park

Other Changes

1. Rescind/peel the Gateway Master Plan (since master development plans are no longer a requirement of the General Plan if the PC and PCB designations are removed).

City staff presented these recommendations to the City Council as an informational item on December 21, 2010. Staff is now preparing to draft the CEQA Initial Study checklist for the proposed amendments and rezoning.

FISCAL IMPACT: The Community Development Department will incur the costs in the preparation of these changes. However, the overall goal of these suggested changes is to encourage economic development, which will bring in revenue for the City.