



# 343 Rodeo Avenue General Plan Amendment

County File #GP20-0003

COUNTY BOARD OF SUPERVISORS

APRIL 26, 2022



# Site Information

- ▶ Location: 343 Rodeo Avenue, Rodeo
- ▶ Lot size: 5,750 square feet (0.13 acres)
- ▶ General Plan: Public and Semi-Public (PS)
- ▶ Zoning: Rodeo Planned Unit District (P-1)
- ▶ Surrounding Area: Mix of single-family and multi-family neighborhoods, offices, and commercial shops





# Aerial Photo



0.0 0 0.01 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

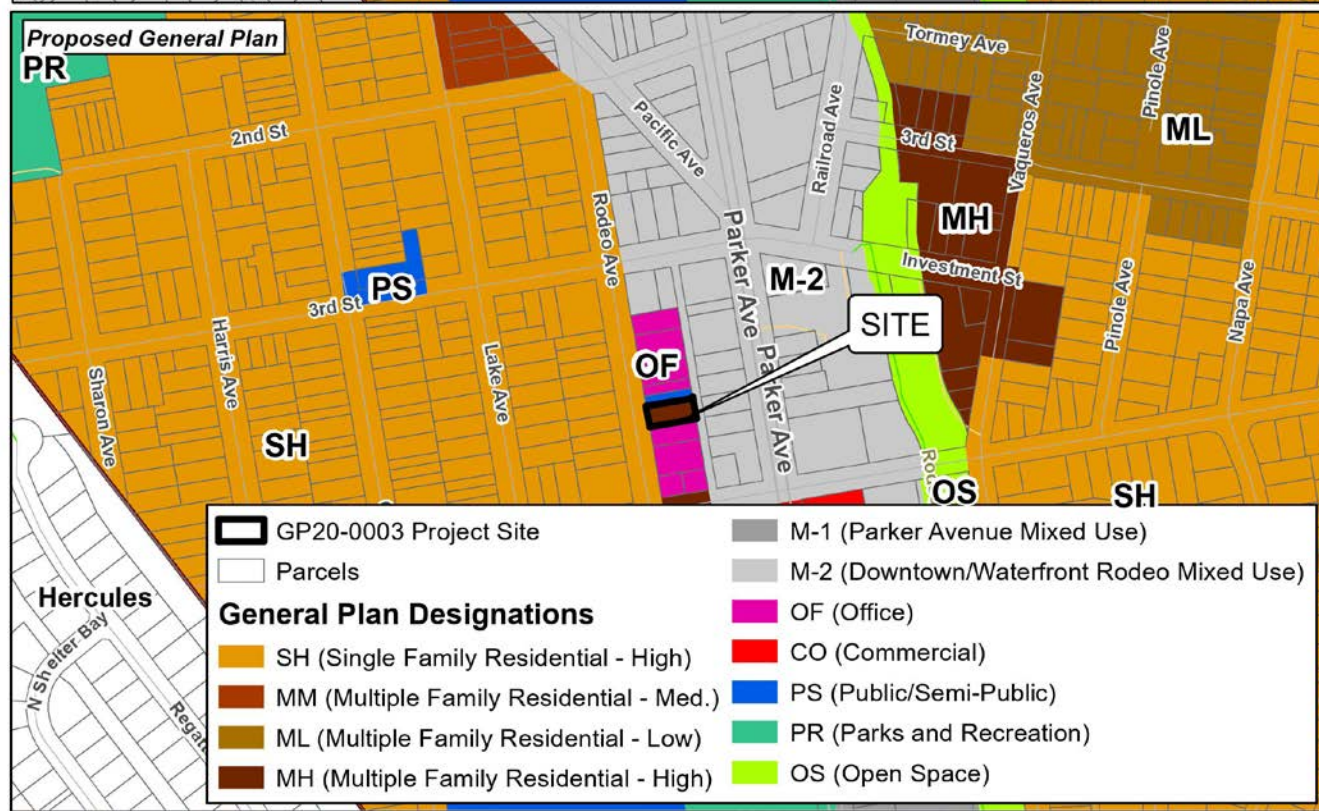
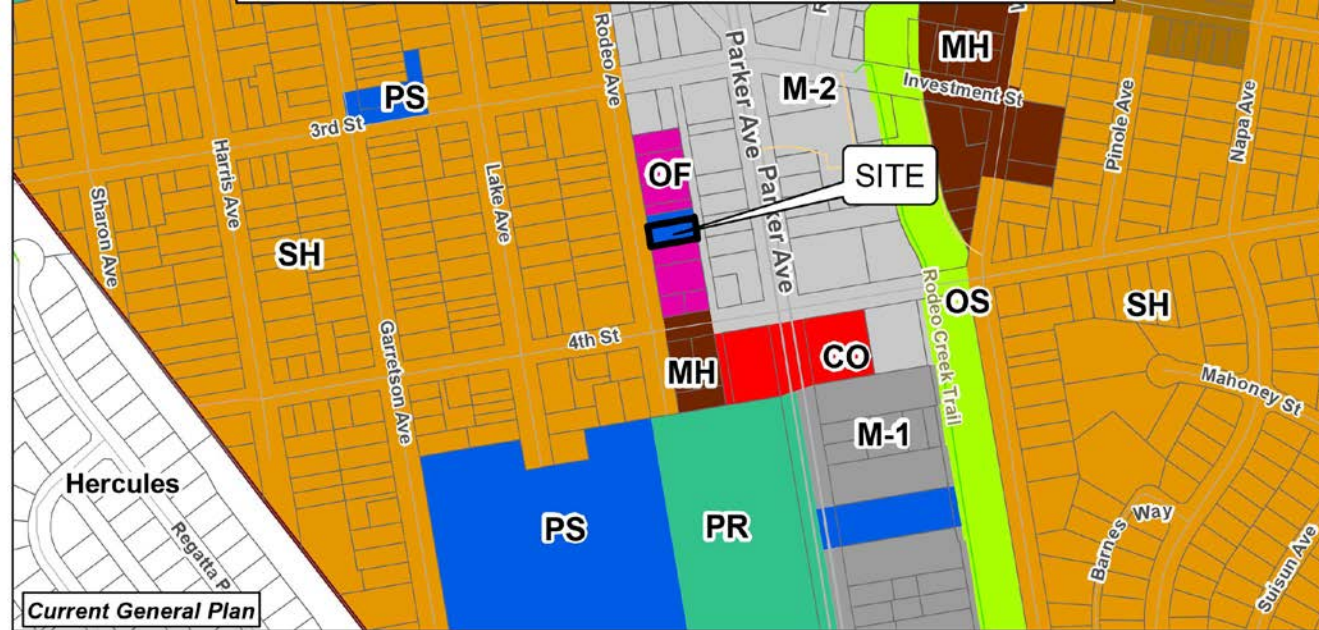
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# Proposed Project

- ▶ General Plan Amendment: Public and Semi-Public (PS) to Multiple-Family Residential-High Density (MH)
  - ▶ MH density range: 22.0-29.9 units per net acre
  - ▶ Results in 3-4 units maximum
  - ▶ Overall community is residential, and there are other examples of multi-family development within the community
- ▶ Zoning (Rodeo P-1)
  - ▶ P-1 zoning is intended to allow flexibility in regulation and design
  - ▶ Rodeo P-1 requires minimum lot size of 10,000 sqft. for multi-family development
  - ▶ Numerous examples of multi-family development in the community on similarly sized lots





GP20-0003 Project Site	M-1 (Parker Avenue Mixed Use)
Parcels	M-2 (Downtown/Waterfront Rodeo Mixed Use)
<b>General Plan Designations</b>	
SH (Single Family Residential - High)	OF (Office)
MM (Multiple Family Residential - Med.)	CO (Commercial)
ML (Multiple Family Residential - Low)	PS (Public/Semi-Public)
MH (Multiple Family Residential - High)	PR (Parks and Recreation)
	OS (Open Space)

# Existing & Proposed General Plan Land Use Designations



# County Planning Commission

- ▶ Considered by the County Planning Commission (CPC) at the February 9, 2022 hearing.
- ▶ Voted unanimously (7-0) to recommend adoption of the proposed GPA to the Board of Supervisors, but with a modification that the land use designation be changed to Multiple-Family Residential-Medium Density (MM) rather than the MH designation requested by the applicant.
  - ▶ CPC cited concerns with neighborhood compatibility and the height limit of future development that may take place on-site.



# Staff Recommendation

- ▶ ADOPT a motion recommending the County Board of Supervisors;
  - ▶ FIND, for the purposes of compliance with the California Environmental Act (CEQA) and County CEQA Guidelines that the proposed project is exempt from environmental review under CEQA Guidelines Section 15061(b)(3) and categorically exempt under CEQA Guidelines Section 15303(b); APPROVE the proposed General Plan Amendment (County File #GP13-0001);
  - ▶ ADOPT the proposed General Plan Amendment (County File #GP20-0003) redesignating the subject site to Multiple-Family Residential-High Density (MH);
  - ▶ DIRECT staff to file a Notice of Exemption with the County Clerk.