

Bob Braitman

Subject: Cieneguitas Reorganization, LAFCO 12-4
Attachments: 675 Cieneguitas zoning.docx

Thank you for sending the letter.

FYI, I've included some very basic zoning information for the property in the attached document.

Additionally, the prior property owner was originally contacted regarding the annexation and zone change (2003 when City Council initiated the annexation). All hearings beginning in 2008 were noticed to the current owner, who was in contact with the prior case planner and participated in the Planning Commission and Architectural Review Board meetings. The concerns noted in the current letter were not brought up at those hearings. The City Planning Commission hearing would have been the most appropriate forum for discussion of the concerns identified in the current letter.

The City still believes that it is appropriate that this property be annexed at this time to maintain orderly boundaries. The property has enjoyed the benefit of City sewer service for more than 35 years. Annexing at this time means that all maps and legal descriptions were prepared by and paid for by the Towbes Group, which saved the City considerable time and money.

Finally, the project site is in the City's Sphere of Influence in an area identified in the General Plan to be annexed at the earliest opportunity.

City General Plan Land Use Policy R4. **Future Annexations.** Areas of unincorporated land which should be annexed at the earliest opportunity are:

- The Las Positas Valley, extending from U.S. Highway 101 on the north, to Cliff Drive on the south;
- Apple Grove and Golf Acres subdivisions, Earl Warren Showgrounds and unincorporated territory easterly and adjacent to La Cumbre Plaza; and
- Land generally located between Hope Avenue and La Colina Junior High School south of Foothill Road in the Hope Neighborhood.

Sincerely,

Allison De Busk
x4552

Zoning Information re: 675 Cieneguitas Road

Standard	Zone Requirement/ Allowance		Existing Development (approximate)
	County SC Zone	City C-1/SD-2	
Setbacks			
-Front	20 feet	10' for building or structure < 15' 20' for 2-story buildings	10 feet
-Interior	10 feet	None	21 feet
-Rear	10 feet	None	7 feet
Building Height	35 feet	3 stories and 45 feet	Less than 20 feet
Parking	1 per 200 gross s.f. or 1 per 300 gross s.f. = 9 or 13 spaces	1 per 250 s.f. = 10 spaces	5 (nonconforming)
Lot Coverage	30% max.	N/A	25%

County - Any new development of the site would require a Development Plan and the parking would need to be brought up to current standards unless a parking modification were granted.

City – New development may require a Development Plan (if over 1,000 s.f. of net new floor area). Parking for any additional floor area would be required. Change of use allowed; additional parking only required if new use has a greater parking requirement (e.g. restaurant).