



CONSENT CALENDAR

Agenda Item # 2

AGENDA REPORT SUMMARY

Meeting Date: December 10, 2019

Subject: City-Owned Parkland Zoning Map and General Plan Amendments

Prepared by: Eliana Hassan, Assistant Planner

Reviewed by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Ordinance No. 2019-468

Initiated by:

City Council

Previous Council Consideration:

November 19, 2019

Fiscal Impact:

None

Environmental Review:

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, zoning ordinance amendments are not subject to an environmental analysis if there is no possibility that the activity in question will have a significant effect on the environment. Because the parcels are existing facilities and the General Plan land use and zoning designation amendments will not result in any change or intensity of use on the properties, but rather reflect the current and ongoing open space and park uses of the sites, staff suggests that the amendment will not result in a significant change to the environment and is therefore not subject to the requirements of the California Environmental Quality Act.

Policy Question(s) for Council Consideration:

- Does the Council wish to adopt an Ordinance that will rezone City-Owned Parcels at Grant Park, Redwood Grove, Shoup Park, and Fallen Leaf Lane?

Summary:

A rezoning is proposed for City-Owned Parcels at Grant Park, Redwood Grove, Shoup Park, and Fallen Leaf Lane.

Staff Recommendation:

Conduct Public Hearing and Adopt second reading of Ordinance No. 2019-468 for rezoning of the listed parcels.



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Purpose

The Zoning and General Plan land use amendments proposes to apply the appropriate General Plan land use and zoning designations for these City-Owned properties that have functioned and will continue to function as, either parks or open space. Currently, the parcels at Grant Park, Redwood Grove, Shoup Park, and Fallen Leaf Lane have inappropriate land uses and zoning designations which do not reflect the current or anticipated uses of the sites.

Background

In the review of the existing General Plan Land Use and Zoning maps, it was discovered that some of the land use and zoning designations were inappropriate for the current and ongoing uses of these City-owned properties. It was the direction of City Council to amend these, so the appropriate land use and zoning designations are in place.

The proposed amendments were brought before the Planning Commission on October 3, 2019. Following public comment and Commissioner discussion, the Planning Commission voted to recommend to the City Council approval of Zoning Map and General Plan Amendments to rezone portions of Grant Park, Redwood Grove, Shoup Park, S. Springer and Paco Drive Roadside Open Space, and the Fallen Leaf Lane bike path to PCF (Public and Community Facilities) and “Park”/”Open Space” General Plan land use designation, subject to the suggested findings of the resolution. The designation of “Open Space” has been revised to “Other Open Space” land use in relevant documents per the Commission’s direction to be consistent with the language used in the Los Altos General Plan.

On November 19, 2019, at a special meeting, the City Council introduced and waived further reading of Ordinance No 2019-468. The City Council took this action subject to omitting the property of S. Springer and Paco Drive from the list of properties being rezoned.

Discussion/Analysis

Ordinance No. 2019-468 will go into effect 31 days after adoption.

Options

- 1) Amend Introduce and waive further reading of the Ordinance for rezoning of the listed parcels.

Advantages: The rezoning of City-owned parcels will establish changes that reflect the current and ongoing uses of the Grant Park, Redwood Grove, Shoup Park, and Fallen Leaf Bike Trail properties.



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Disadvantages: The zoning of Grant Park, Redwood Grove, Shoup Park, and Fallen Leaf Bike Trail properties may restrict future development opportunities on the parcels.

2) Deny the Ordinance and Resolution for rezoning and land use changes to the listed parcels.

Advantages: None identified.

Disadvantages: The existing zoning of Grant Park, Redwood Grove, and Fallen Leaf Bike Trail properties may not correspond to the existing or ongoing uses on the parcels.

Recommendation

Staff recommends option 1.

ORDINANCE NO. 2019-468

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LOS ALTOS AMENDING CHAPTER 14.88 OF THE LOS ALTOS
MUNICIPAL CODE PERTAINING TO REZONING
PARCELS IN GRANT PARK, REDWOOD GROVE/SHOUP PARK CONNECTION,
SHOUP PARK, AND THE FALLEN LEAF LANE BIKE PATH FROM R1-10 TO PCF**

WHEREAS, the City Council initiated an application (ZA19-0001) to amend the Zoning Designation on properties at Grant Park, Redwood Grove, Shoup Park, and the Fallen Leaf Lane bike path from the R1-10 District (Single-Family) to the PCF District (Public and Community Facilities), referred herein as the “Z”; and

WHEREAS, said Z was not subject to an environmental analysis since the rezoning in question will not have a significant effect on the environment, pursuant to Section 15061(b)(3) of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

WHEREAS, required public notices and public hearings were duly given and duly held according to law; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Z on October 3, 2019 and the City Council held a duly noticed public hearing on the Z on November 19, 2019; and

WHEREAS, the Z was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council’s decision is based in the Office of the City Clerk.

NOW THEREFORE, The City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Section 14.88.660 entitled “Zoning map amended” is hereby added to Chapter 14.88 of Title 14 of the Los Altos Municipal Code to read as follows:

Zoning map amended.

- A. That property hereinafter described and delineated on Rezoning Map Nos. Z-19-01 through Z-19-05, attached hereto and incorporated herein by reference, is hereby zoned in accordance therewith.
 1. The properties generally referred to as Grant Park (APNs 318-17-052, 318-17-053, and 318-17-054) as delineated on Rezoning Map No. 19-Z-01, attached hereto and incorporated herein by reference, are hereby included within the Public and Community Facilities (PCF) zoning district.
 2. The property generally referred to as the Redwood Grove Connection to Shoup Park (APN 175-13-055) as delineated on Rezoning Map No. 19-Z-02,

attached hereto and incorporated herein by reference, are hereby included within the Public and Community Facilities (PCF) zoning district.

3. The portion of the property generally referred to as Shoup Park (APN 175-13-045) as delineated on Rezoning Map No. 19-Z-03, attached hereto and incorporated herein by reference, are hereby included within the Public and Community Facilities (PCF) zoning district.
 4. The property generally referred to as the Fallen Leaf Lane bicycle path (APN 318-27-019) as delineated on Rezoning Map No. 19-Z-04, attached hereto and incorporated herein by reference, are hereby included within the Public and Community Facilities (PCF) zoning district.
- B. The Zoning Maps are amended in accordance with the provisions of this Section and the district boundaries are so designated.

SECTION 2. FINDINGS. The City Council finds in accordance with Chapter 14.86 of the Los Altos Municipal Code that the amendment is in the best interest of the City for the protection and/or promotion of the public health, safety, comfort, convenience, prosperity and welfare; and that the amendment is in conformance with the City of Los Altos General Plan.

SECTION 3. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 4. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

SECTION 5. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on November 29, 2019 and was thereafter, at a regular meeting held on December 10, 2019 passed and adopted by the following vote:

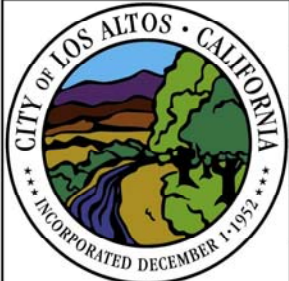
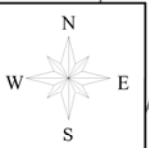
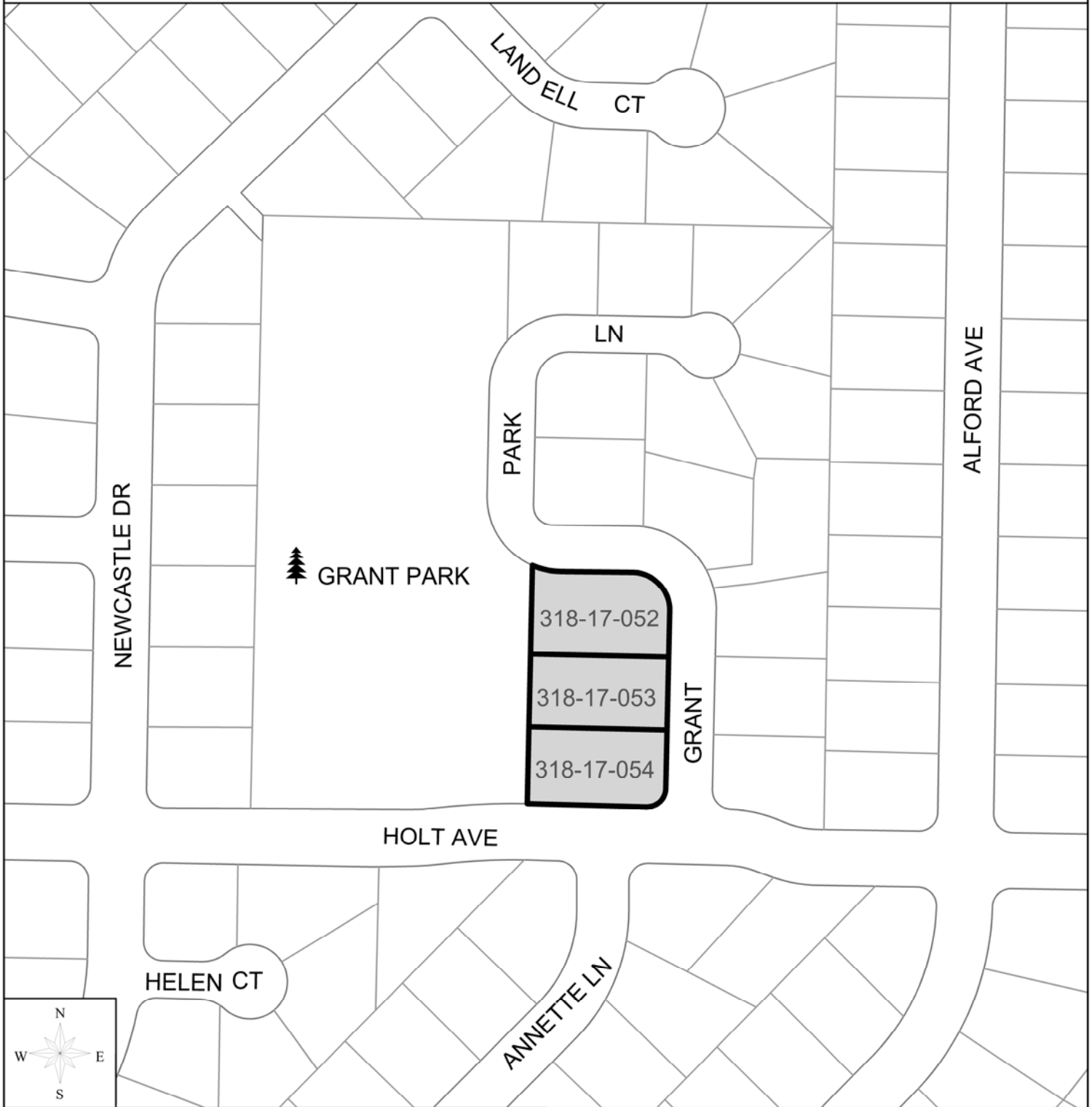
AYES:
NOES:
ABSENT:
ABSTAIN:

Janis C. Pepper, MAYOR

Attest:

Dennis Hawkins, CMC, CITY CLERK

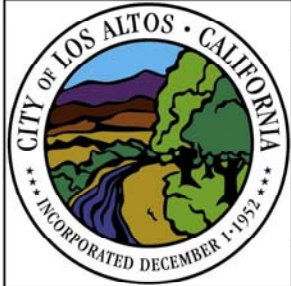
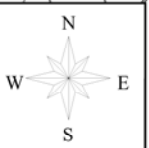
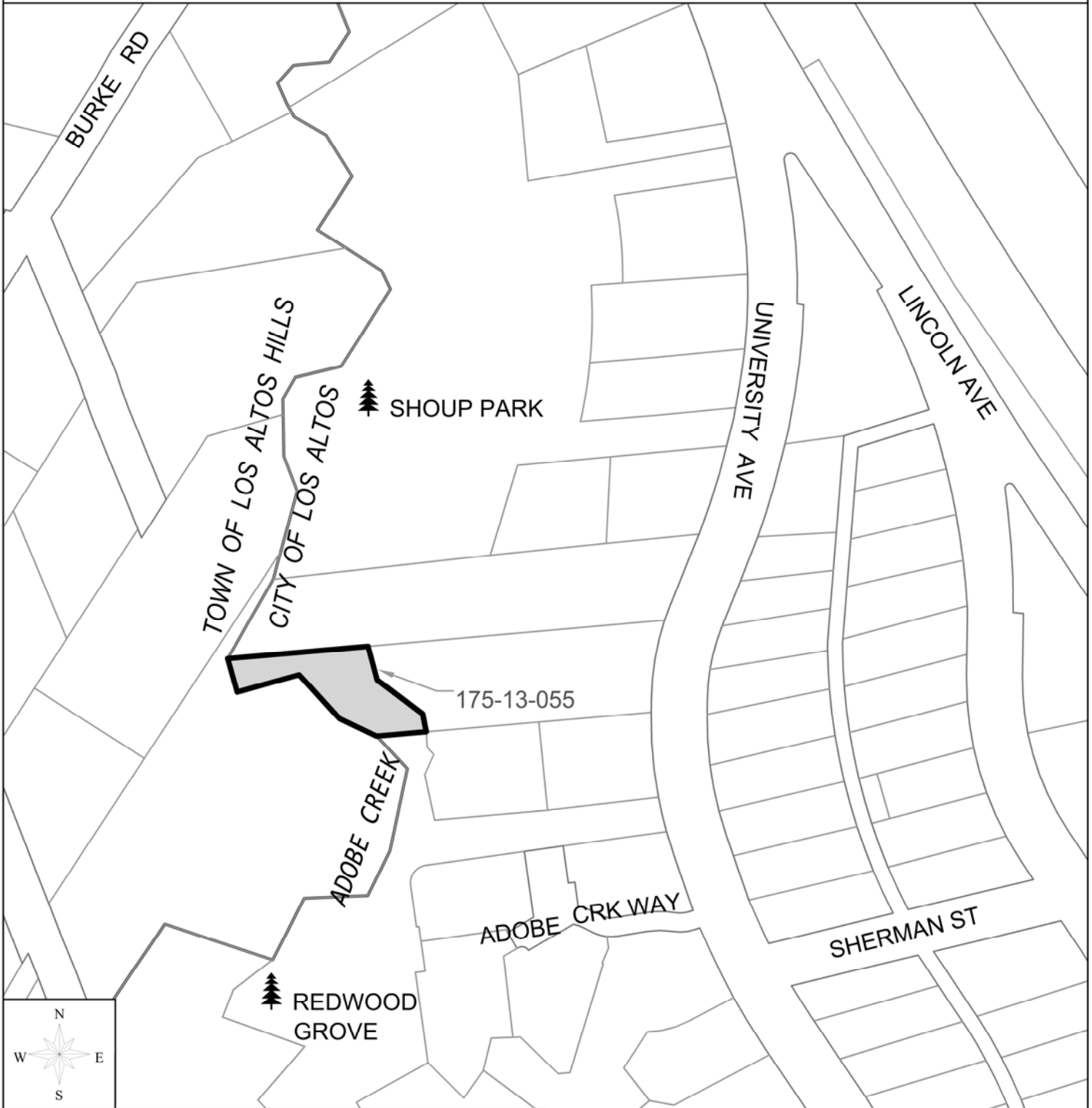
Exhibit to Ordinance No. 2019-468



DRAWN	VW
CHECKED	EH
APPROVED	JB
DATE	9/19/2019
SCALE	1" = 150'
DWG NO.	

PLANNING DIVISION	
CITY OF LOS ALTOS	SANTA CLARA COUNTY, CALIFORNIA
Rezoning Map No. 19-Z-01	
APN 318-17-052	R1-10 to PCF
APN 318-17-053	R1-10 to PCF
APN 318-17-054	R1-10 to PCF

Exhibit to Ordinance No. 2019-468



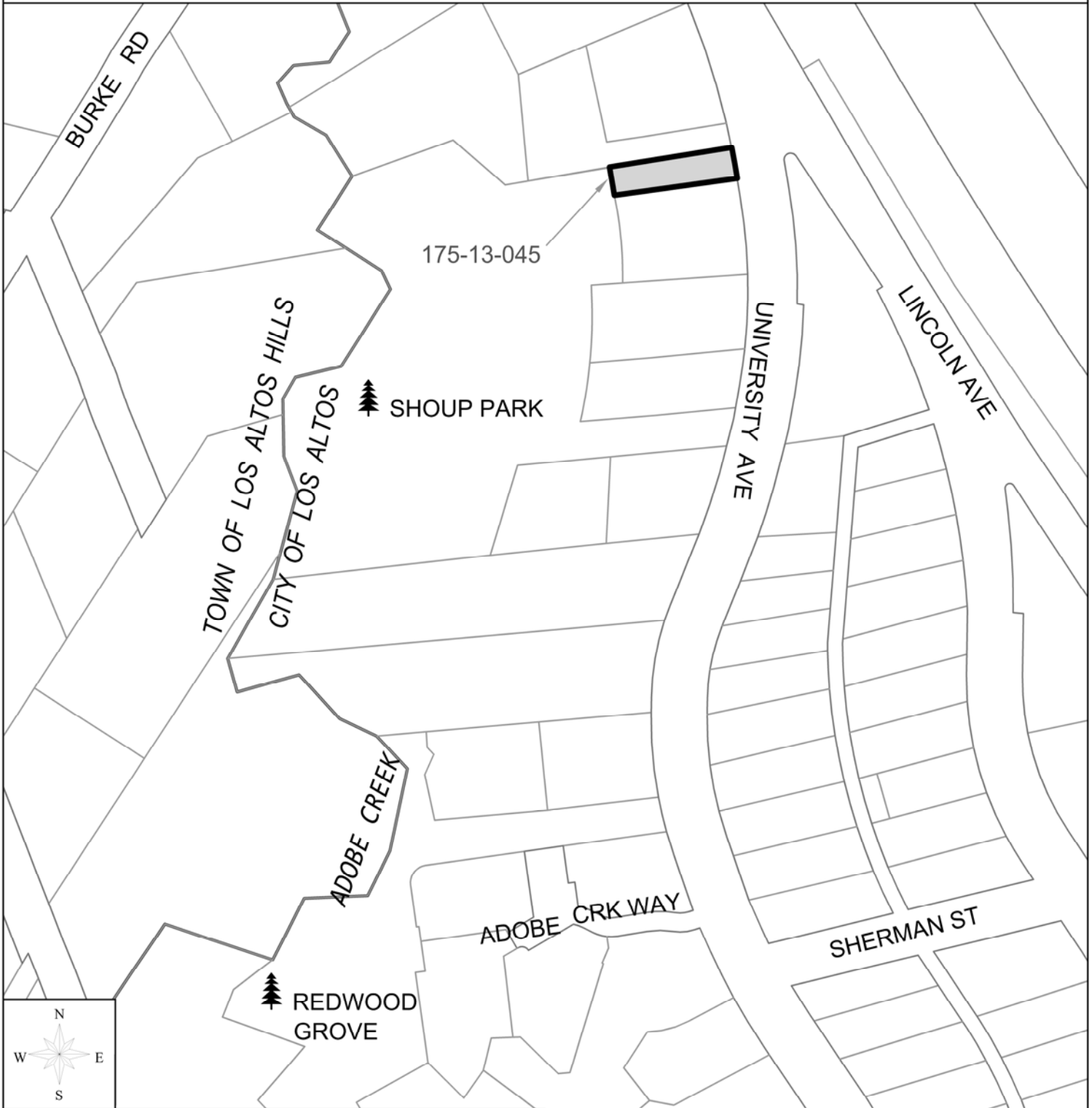
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PLANNING DIVISION

CITY OF LOS ALTOS SANTA CLARA COUNTY, CALIFORNIA

Rezoning Map No. 19-Z-02
APN 175-13-055 R1-10 to PCF

Exhibit to Ordinance No. 2019-468



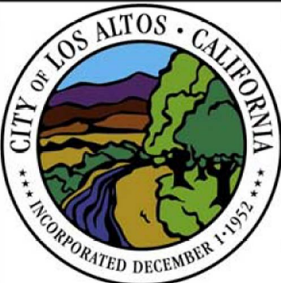
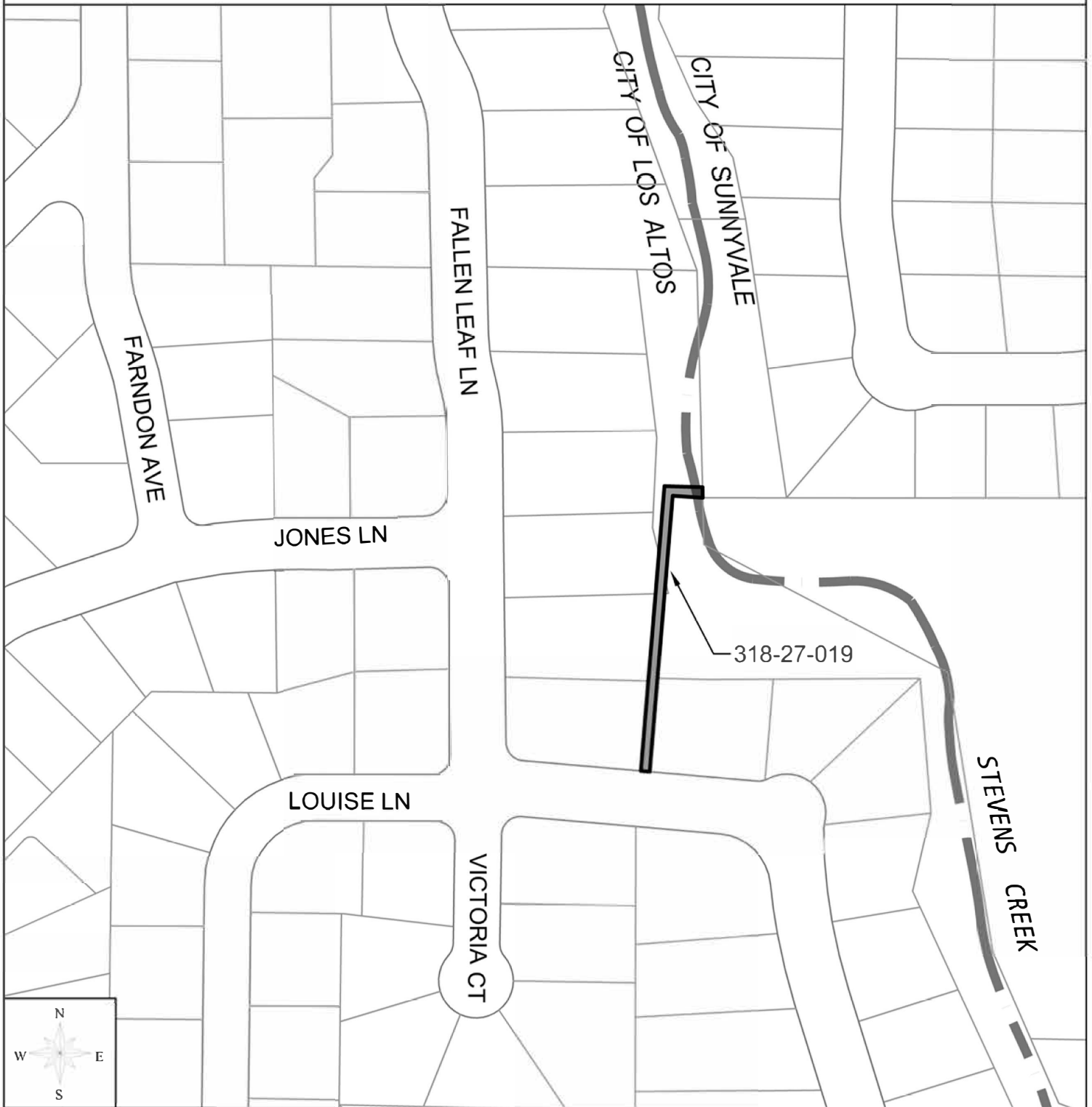
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PLANNING DIVISION

CITY OF LOS ALTOS SANTA CLARA COUNTY, CALIFORNIA

Rezoning Map No. 19-Z-03
 APN 175-13-045 R1-10 to PCF

Exhibit to Ordinance No. 2019-468



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CHECKED	EH
APPROVED	JB
DATE	9/19/2019
SCALE	1" = 150'
DWG NO.	

PLANNING DIVISION

CITY OF LOS ALTOS SANTA CLARA COUNTY, CALIFORNIA

Rezoning Map No. 19-Z-04
 APN 318-27-019 R1-10 to PCF