



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 16, 2013
AGENDA DATE: May 23, 2013
PROJECT ADDRESS: Citywide 2013 Zoning and General Plan Map Amendments
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
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I. Purpose of Zoning and General Plan Map Amendments

An important Phase 1 General Plan implementation program is amending the City's Sectional Zoning Map to ensure that zoning and General Plan designations follow property boundaries and to address parcels with:

1. An inconsistency between the existing zoning and the new General Plan map in terms of designations or residential densities, or
2. Split zones (parcels bisected by different zoning designations) or parcels that have more than one zone, or

In addition, there are a limited number of "clean-up" General Plan Map amendments that were discovered during the Zoning Map amendment process. One example is the Commercial/Medium High General Plan land use designation was applied to all C-P, Restricted Commercial zones citywide; however, a lot at 23 Hitchcock Way that is zoned C-P has a Low Density Residential (Max 5 du/ac) General Plan designation which is not consistent. The proposal is to amend the General Plan for this lot to be Commercial/Medium High so that the zoning and General Plan are consistent for all CP zoned parcels.

II. Background

While zoning map amendments have occurred throughout the years, including various major rezones in the 1970s, the City's Sectional Zoning Maps have not been updated since the 1990s.

In 2011, the General Plan was amended to allow densities comparable with the variable density zoning standards of 15-27 du/acre in multiple family and commercial areas that allow housing. Higher densities of 28-36 dwelling units per acre (du/ac) were adopted for some areas of the Downtown, Milpas corridor and La Cumbre Plaza. Under the proposed Average Unit-size Density Incentive Program, higher densities of 49-63 du/ac could be allowed in defined areas for smaller, rental and workforce housing units. A main component of the program is to allow densities based

on unit size to encourage smaller units targeted for working middle income households close to the commercial areas of the City. The zoning program to implement these new density designations is also currently underway.

The General Plan Update process, that produced the 2011 General Plan Map, evaluated the potential nonresidential and residential growth under the adopted General Plan land use designations. The proposed Sectional Zoning Map amendments would implement zoning classifications that are consistent with the 2011 adopted General Plan land use designations.

III. Process to Date/Public Participation

On July 7, 2012, Staff briefed the Planning Commission at their lunch meeting on the commencement of the zoning map amendments and the upcoming Public Open House.

On August 1, 2012, a Display Ad was published in the newspaper and individual postcards were sent to notify over 800 property owners where a zone change or General Plan amendment was being considered. The postcard informed them about a potential zoning or General Plan designation change, referred them to a City website created for this effort, and invited them to the Open House on August 15, 2012.

The Open House was held at the Faulkner Gallery and included stations with Planners ready to explain the various changes on maps showing existing and proposed zoning and General Plan designations. Approximately 60 persons attended the Open House throughout the evening. Prior to the Open House approximately 65 persons called to inquire or meet with staff about changes proposed on their property. An interested person's e-mail list was created and any property owners affected that were not previously notified have received individual notice of this hearing.

Originally, the proposed zoning changes included approximately 105 parcels in the S-D-3, Coastal Overlay Zone for consistency with the General Plan. Any zone or General Plan map amendments would require certification by the California Coastal Commission prior to becoming effective. Prior to formalizing a recommendation on the parcels in the coastal zone, Staff met with the Coastal Commission Staff. Due to direction from Coastal Commission Staff and in order to keep the other citywide amendments on timely schedule, no zoning or General Plan Map changes are recommended in the Coastal Zone at this time. Staff is currently working with Coastal Commission staff on Coastal Land Use and Implementation Maps that will be processed separately at a later date.

IV. Summary of Selected Map Amendments

A. Zoning Sectional Map Amendments

Since the Open House last year, the number of individual lots that would be affected by the proposed zoning amendments has been reduced from 674 lots to 398 lots or .02% of the approximately 24,000 lots in the City. Of these zone changes: approximately 259 (65%) address lots with split zones and General Plan consistency; 90 (23%) are changes in zone for

General Plan consistency or for consistency with land uses of the area; and 49 (12%) are for lots with dual zoning where one of the zones is inconsistent with the General Plan (e.g. removal of R-2, Two-Family on R-2/C-P zoned parcels.).

While amendments are proposed citywide, below is a summary of locations that represent areas with a larger number of parcels proposed for rezone. The overall citywide zoning changes are highlighted in color on the Proposed 2013 Zoning Map Changes (See Addendum Exhibit D, Exhibit 1). Because the amendments to the City's Sectional Zoning Map are an ordinance amendment to the Municipal Code, the draft ordinance amendments are attached along with the corresponding Sectional Maps (Exhibit A). Also, attached to each Sectional Map is a corresponding Figure highlighting the recommended changes. Included are all 16 Sectional Maps so that they are uniformly formatted, although for Sectionals SA02, SA03, SA04, SB01, SE01, and SE02 no zone classification changes are proposed.

The database showing lots to be rezoned along with the citywide map showing Proposed 2013 Zoning Map Changes have been posted on the City's website at: SantaBarbaraCA.gov/GeneralPlanMap.

1. **Garden Street between Carrillo Street and Loma Vista Avenue.** Change Areas #13 and #14 (Exhibit A, Sectional SCO3, pg. 39). This area is a transitional area with general commercial and residential to the southwest and multi-family residential to the northeast. This area is proposed for a rezone from C-2, Commercial Zone or R-3, Limited Multiple Family Residence Zone to R-O, Restricted Office Zone. The rezone to R-O is consistent with the General Plan for this area which is Office/High Residential (28-36 du/ac). The rezone to R-O would allow for high density residential development while allowing a lower intensity of commercial uses than C-2, Commercial. The R-O zoning standards with respect to front yard setbacks and building heights are the same as R-3, Multi-Family zoning.

Some property owners who have residential units in the R-3 zoned area expressed opposition with rezoning to R-O, Restricted Office Zone. Concerns expressed included: development of taller offices building surrounding them; shading by office buildings; preference for single family zoning; preference for maintaining as a residential area and the need to protect the pedestrian feel of the neighborhood.

2. **San Andres Area Between Cook and Below Sola Street.** Change Area #18 (Exhibit A, Sectionals SDO2 and SDO3, pgs. 51 and 57). This area is currently primarily a neighborhood serving commercial strip along San Andres. This area currently has a dual zoning designation of C-P, Restricted Commercial and R-2, Two-Family Residence Zones. The proposal is to rezone to only C-P, Restricted Commercial. The General Plan for this area is Commercial/Medium High Residential with an allowed density of 15-27 du/ac. The R-2, Two-Family is not consistent with the General Plan designation of Commercial/Medium High Residential. By removing the R-2, Two-Family zone, the C-P, Restricted Commercial Zone would allow the C-P nonresidential land uses allowed now

and residential uses consistent with provisions of the R-3, Limited Multiple Family Zone, consistent with the General Plan for this area.

3. **Westside of Milpas Street Between Carpinteria and Haley Streets.** Change Areas #44, and #45 (Exhibit A, Sectional SBO3, pg. 11). This area includes the back portion of lots fronting on Milpas Street that have both C-2, Commercial Zone along the front and M-1, Light Manufacturing Zone along the back. The recommendation is to rezone the M-1, Light Manufacturing zoned portion to C-2, General Commercial. This would be consistent with the Commercial/High Residential (28-36 du/ac) General Plan Designation for the Milpas corridor and mixed commercial land uses of the area.
4. **Upper State, Calle Real and Pesetas Lane Area.** Change Areas #48, #49, and #50 (Exhibit A, Sectional SDO1, pg 45).

#48 – This area is currently occupied by the Sansum Pesetas Multi-Specialty Clinic uses and a vacant lot. It is currently zoned R-2, Two-Family, PD, Planned Development Zone and SD-2, Special District Zone. The General Plan designation is Commercial/Medium High Residential (15-27 du/ac). The proposal is to rezone the R-2, Two-Family Zone portion to C-P, Limited Commercial Zone. The C-P, Limited Commercial Zone would allow residential uses consistent with provisions of the R-3, Limited Multiple Family Zone which is consistent with the General Plan for this area. Maintaining the existing PD, Planned Development Zone also would allow the clinic and hospital uses.

#49 – This site is currently zoned R-3, Limited Multiple Family Zone, PD, Planned Development Zone and SD-2, Special District Zone and is developed with a large office building. The General Plan for the site is Commercial/Medium High Residential (15-27 du/ac). The proposal is to rezone the R-3, Limited Multiple Family Zone portion to C-P, Limited Commercial Zone which would be consistent with the General Plan designation while allowing the existing uses on the site.

#50 – The proposal is to rezone this area from R-2, Two-Family Zone, PD, Planned Development Zone and SD-2, Special District Zone to R-3, Limited Multiple Family Zone, PD, Planned Development Zone and SD-2, Special District Zone. This parcel is part of a larger development with R-3, Limited Multiple Family Zone and PD/SD-2. The General Plan for this parcel is Medium High Density Residential (15-27 du/ac) so R-3, Limited Multiple Family Zone would make it consistent with the General Plan designation as well as the existing multiple family uses on site.

5. **500 Block of West Junipero Street- Cottage Hospital Area.** Change Area #60 (Exhibit A, Sectional SCO2, pg. 31). On July 12, 2012, the Planning Commission initiated a rezone for six parcels on the 500 block of West Junipero from R-3, Limited Multiple Family Zone to C-O, Medical Office Zone. The Commission also initiated a General Plan amendment from Medium High Density Residential (15-27 du/ac) to Office/Medium Density Residential (12 du/ac). While there was some concern by the Planning Commission on the

potential loss of housing due to a lower density designation, they ultimately recommend initiating the rezone to C-O Medical Office for this small area near the hospital.

6. **Lower Riviera Previous Saint Francis Hospital Neighborhood.** Change Area #85 (Exhibit A, Sectionals SBO2, SCO2, pgs. 5 and 31). This site is currently zoned C-O, Medical Office zone. The General Plan is currently Medium High Density Residential (15-27 du/ac). The proposal is to rezone all of the C-O, Medical Office Zoned area to R-3, Limited Multiple-Family Zone to make it consistent with the General Plan. This will result in some medical offices buildings becoming legal non-conforming uses. The R-3 zoning standards with respect to front yard setbacks and building heights are the same as C-O zoning.
7. **Mesa Commercial Shopping Area Along Cliff Drive** – Change Area #130 (Exhibit A, Sectionals SEO3 and SDO3, pgs. 57 and 63). This commercial shopping center and commercial strip on the Mesa currently has a dual zoning designation of C-P, Restricted Commercial and R-2, Two-Family Residence Zones. The proposal is to rezone to only C-P, Restricted Commercial. The General Plan for this area is Commercial/Medium High Residential with an allowed density of 15-27 du/ac. The R-2, Two-Family Residence Zone is not consistent with the General Plan designation of Commercial/Medium High Residential (15-27 du/ac). By removing the R-2, Two-Family zone, the C-P, Restricted Commercial Zone would allow the C-P nonresidential land uses allowed now and residential uses consistent with provisions of the R-3, Limited Multiple Family Zone, consistent with the General Plan for this area.

B. Response to Community Input

1. **Downtown Area Between Chapala, Anacapa, Highway 101, and Ortega Streets.** (Exhibit A, Sectional SCO3, 39). Staff was originally recommending rezoning this entire area (166 parcels) from C-M, Commercial Manufacturing to C-2, General Commercial, for consistency with the General Plan which has historically been Commercial. The General Plan designation is Commercial/High Residential (28-36 du/ac) for some parcels and Commercial/Medium High Residential (15-27 du/ac) for others. The rezone would have made all existing commercial manufacturing uses legal non-conforming because new Commercial Manufacturing is not allowed in the C-2, Commercial Zone. Given feedback from the public that attended the workshop and the City's desire to preserve and allow C-M uses, staff is recommending maintaining the C-M zone. C-M zoning does allow C-2 general commercial uses and will allow for continuance, improvements, and additional C-M uses in the area.

This would also be consistent with General Plan policy EF15, Protect Industrial Zoned Areas. This policy calls for preserving industrial zones as a resource for the service trades not precluding priority housing in the C-M, Commercial Manufacturing Zone. The C-M, Commercial Manufacturing zoning would allow multiple family development at densities allowed per the proposed Average Unit-size Density Incentive Program.

2. **Kenwood Road Area.** (Exhibit A, Sectional SDO2, pg. 51 with no zone change proposed). These are larger single family lots with split zones of E-1/A-1 with a General Plan designation of Low Density Residential, Maximum 3 du/acre. Staff originally proposed rezoning the lots to all E-1, Single Family Zone for consistency with the General Plan. Staff received one letter from the property owner at 1322 Kenwood Road opposing the rezone to E-1, Single Family Zone (Exhibit B) because this neighborhood has sloped areas with large oak woodland areas that should be protected from possible future subdivisions if rezoned all to E-1.

After further consideration and the fact that these are steep, Major Hillside lots per the Open Space Parks and Recreation Element, Staff is no longer recommending rezoning the A-1 portion to E-1 and instead leaving the lots with the split zone so that the steeper portions remain in the A-1 lowest density which would preclude further subdivisions of these parcels. This will require amending the General Plan to follow the zone boundary line (See Addendum Exhibit D, Exhibit 2, Proposed 2013 General Plan Amendments #19). The E-1, Single Family Zone would maintain the General Plan designation of Low Density Residential, Maximum 3 du/acre while the A-1, Single Family Zone portion would have a General Plan designation of Low Density Residential 1 du/acre. The A-1 zone classification was done in the mid 1970s for some single family areas with Major Hillside.

3. **11-15 E. Islay Street.** (Exhibit A, Sectional SC02, pg. 31 with no zone change proposed and Addendum Exhibit D, Exhibit 2, Proposed 2103 General Plan Amendments #141). There are various lots in this area that are split zoned R-1, Single Family and C-2, Commercial with a General Plan designation of Commercial/Medium High Residential (15-17 du/ac). Originally staff was proposing to rezone all the split zoned parcels to C-2 for consistency with the General Plan. However, based on feedback from property owners in the single family areas, staff now recommends the R-1 be maintained for selected parcels. The C-2, Commercial zone is appropriate for those parcels fronting on State Street but maintaining R-1, Single Family for parcels that are in single family use. In order to maintain the R-1, Single Family zone for these residential parcels, the General Plan is proposed to be amended to Low Density Residential, Maximum 5 du/ac.
4. **2300 Block of Red Rose.** Change #123 (Exhibit A, Sectionals SEO2 and SEO3, pgs. 61 and 75). The parcels along this block have a split zone of E-3, Single Family along the southern portion of the lots and E-1, Single Family along the northern portion. All but one of these lots are proposed for a zone change to E-3, Single Family for the entire lots consistent with the Low Density Residential, Maximum 5 du/acre General Plan designation.

The General Plan designation for the second to last lot on this block, 2323 Red Rose Lane, is Low Density Residential, Maximum 3 dwelling units per acre which is consistent with E-1, Single Family zoning. Originally, Staff recommended rezoning the entire parcel to E-1, Single Family Residential which is consistent with the General Plan designation. This would preclude any further subdivision of this property given the slope in excess of 30%. The current lot size is 1.2 acres. A lot split with E-1 zoning would require over 2 acres.

The owner of the second to last lot on the block is strongly opposed to rezoning the entire site to E-1, Single Family and would prefer that the entire site be rezoned E-3, Single Family Zone similar to neighbors to the east who are in the Low Density Residential, Maximum 5 dwelling units per acre (with lots of approximately 15,000 s.f.).

A zone change of this large parcel to E-3, Single Family would be inconsistent with the current General Plan designation. An E-3 zone change would enable the lot to have enough lot area for two lots in excess of 30% slope, and a General Plan Map amendment to Low Density Residential, Maximum 5 du/acre would be required. At this point staff is recommending leaving the lot as a split zone because the intent of the General Plan Update was not to increase residential density potential in single family areas, especially those with very steep slopes. In order to maintain the lot as a split zone staff recommends amending the General Plan to be split consistent with the underlying split zone (See Addendum Exhibit D, Exhibit 2, Proposed 2013 General Plan Amendments #122). Per SBMC §28.10.010.13, the Planning Commission can recommend that a zone boundary line not follow existing lot lines.

C. Property Owners Opposition to Recommended Amendments

Property owners of the following properties with split zones are opposed to the recommended zone changes on their properties. Most are opposed because they want their properties rezoned to the zone designation that would allow more density or in some cases commercial use. A brief summary of the individual property owner's position is described below.

1. **2832 Serena Road.** Change #57 (Exhibit A, Sectional SCO2, pg. 31). This approximately 10,000 square foot lot has a split zone of C-2/E-3/SD-2 with a General Plan of Low Density Residential, Maximum 5 dwelling units per acre. It is developed with a single family residence and the owner has a business license for an Administrative Office business. A small portion at the rear of the lot on the north is zoned C-2, Commercial Zone which is not consistent with the General Plan designation of Low Density Residential. The proposal is to move the C-2, Commercial Zone boundary to the north so that the entire lot is zoned E-3, Single Family which is consistent with the General Plan designation. Any legally permitted development or use would become legal nonconforming on the C-2 portion that is rezoned to E-3. The owner feels that changing the zone line reduces the development potential and that the City should compensate the property owner if the C-2, Commercial Zone portion (back part of the lot) is rezoned to E-3, Single Family Zone like the rest of the lot.
2. **Corner of Mission and State Street .** Change #67 (Exhibit A, Sectional SCO2, pg. 31). This area includes six lots on the northwest corner of State and Mission Street, four of which are in mixed commercial use. Two lots are developed in residential use. Currently the lots have a dual zoning designation of R-2, Two Family and R-O, Restricted Office with a General Plan designation Commercial/Medium High Residential (15-27 du/ac). The proposal is to amend the zoning to be R-O, Restricted Office. One property owner is of the opinion that these parcels should be C-2, Commercial zone like the other three corners of Mission and State Street. See letter from Jerome Harris, 7 E. Mission Street (Exhibit C). Staff believes that this corner is different than the other corners at this intersection because

it serves as a transitional area into the residential area to the north and east. The area is next to single family to the north and office zoning is appropriate over general commercial. The R-O zoning would also allow the residential uses on the existing lots.

3. **Anacapa and Valerio Area.** Change #73 (Exhibit A, Sectional SCO2, pg. 31). This area includes six lots that have a split zone of R-2, Two Family and R-3, Limited Multiple Family Residence Zone. The General Plan designation is Medium High Density Residential (15-27 du/ac) which is consistent with R-3, Multiple Family Zone. Therefore the proposal to rezone the R-2, Two Family portions to R-3 Zone is consistent with the General Plan. One person expressed opposition to the rezone.
4. **410 Consuelo.** Change #80 (Exhibit A, Sectional SDO1, pg. 45). This approximately 7,700 square foot lot has a split zone of R-2, Two Family Zone and E-3, Single Family Zone with SD-2, Special District overlay. The General Plan designation is Low Density Residential, Maximum 5 du/ac. The northern portion of the site is E-3, Single Family and the lower portion is R-2, Two Family. The E-3, Single Family Zone boundary line that bisects the property is proposed to be moved south to follow the property boundary, resulting in a rezone of the southern portion of the site from R-2, Two Family Zone to E-3, Single Family Zone, consistent with the General Plan. This owner feels that rezoning the lot to all E-3, Single Family will devalue the property. The R-2 zoned portion of this site is currently approximately 3,250 s.f., which is less than the 3,500 square feet that would be required to construction an additional unit under the split zone.

V. General Plan Amendments Post December 2011

The General Plan Map adopted in December 2011 is part of the Land Use Element of the General Plan. As part of the zoning amendments effort, some properties are proposed for a General Plan amendment due to: split zoned parcels; needed boundary “clean up”; or for the General Plan to recognize existing zoning and land uses of the area. A total of 15 areas, with one or between two and thirty-three parcels, are proposed to be amended with a total of 94 parcels citywide. See Proposed 2013 General Plan Amendments Map (Addendum Exhibit D, Exhibit 2). The following is a summary of selected amendments involving multiple parcels. A summary of all the proposed amendments is included in Exhibit 3 to the Final Environmental Impact Report Addendum (Exhibit D). For reference included is a table showing the General Plan Land Use Designations and associated zoning classifications (Exhibit E).

1. **1200-1300 Block of De La Vina Area.** Addendum Exhibit D, Exhibit 2, Change #4. This area is currently zoned C-2, Commercial Zone with most properties that front on De La Vina in commercial use. The General Plan is currently High Density Residential (28-36 du/ac). After considering the zoning and the existing land uses along these two blocks, staff recommends that the General Plan be amended to Commercial/High Residential (28-36 du/ac) which would be appropriate for the current zoning and land uses. The Commercial/High Residential (28-36 du/ac) General Plan designation would allow for the same density as the existing General Plan as well as commercial uses.

2. **2900 Block of State Street (Upper State).** Addendum Exhibit D, Exhibit 2, Change #61. This area is currently zoned R-O, Restricted Office Zone with SD-2, Special District overlay and a General Plan designation of Office/Medium Density Residential (12 du/ac). The General Plan had been General Commercial and Offices prior to the 2011 General Plan Update. Currently the R-O zone allows the use of variable density.

The current General Plan land use designation of Office/Medium Density Residential is limited to 12 du/acre. The uses along this block include predominantly commercial uses as well as a residential hotel. Staff recommends that the General Plan be amended to Office/Medium High Residential (15-27 du/ac) consistent with residential densities currently allowed by the zoning and the previous General Plan designation.

3. **100 Block of Calle Crespis Area (Upper State).** Addendum Exhibit D, Exhibit 2, Change #62. This area is currently zoned R-4, Hotel-Motel-Multiple Residence Zone with SD-2, Special District overlay with a General Plan designation of Commercial/Medium High Residential (15-27 du/ac). The block is developed with apartment buildings and condominiums. Staff recommends amending the General Plan for this block to Medium High Density Residential (15-27 du/ac) and removing the commercial designation which would be consistent with the zoning and the existing land uses. This change would allow the same residential density as allowed by the current General Plan designation. The Lemon Tree, on the corner of this block, would remain with the Commercial/Medium High Residential land use designation.

VI. Environmental Review

The 2011 General Plan Final Program Environmental Impact Report (FEIR) assessed citywide environmental impacts associated with future non-residential and residential growth for the next 20 years. Gradual growth of up to 1.35 million square feet of net additional nonresidential development (established with a policy cap) and build-out of up to 2,800 additional housing units was assumed by the year 2030 for purposes of impact analysis.

The 2011 General Plan Map with land use designations and residential densities was evaluated as part of the FEIR. The FEIR project description specified that the new General Plan Map would: utilize Assessor's Parcel boundaries to increase accuracy of density limits by parcel; provide simplified, consolidated land use designations including density limits by acre; and amend residential land use designations to guide application of revised variable density provisions. The FEIR project description included future rezoning for consistency with the General Plan Map as well as various minor "clean-up" changes to resolve split zones or land use designation boundaries by parcel.

An Addendum to the FEIR was prepared in accordance with State CEQA Guidelines Sections 15168 (Program EIR) and 15164 (Addendum to EIR) to document additional minor changes included with the proposed 2013 Zoning Map and General Plan Map amendments (Exhibit D, Addendum).

The proposed Zoning Map and General Plan Map amendments do not change the General Plan growth policies analyzed in the FEIR. The current map amendments do not involve substantial changes to the environmental setting, new significant impacts, or a substantial increase in the severity of impacts previously identified in the FEIR. In accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the project. The certified Program FEIR together with the Addendum constitutes CEQA documentation for the 2013 Zoning Map and General Plan Map Amendments.

VII. Next Steps

Following Planning Commission review and recommendation on the Zone and General Plan Map amendments, the Planning Commission recommendation will be presented to the City Council. The ordinance amending the parcel zoning would become effective 30 days from adoption.

VIII. Recommendation

Staff recommends that the Planning Commission consider the proposed Zoning and General Plan Map amendments and forward their recommendation to the Council.

IX. Website Reference Materials

The City's webpage dedicated to this effort can be found at SantaBarbaraCA.gov/GeneralPlanMap and includes the following information as well as the Planning Commission hearing information:

1. Current [Zoning Map](#) and [2011 General Plan Map](#)
2. The databases and maps with all parcels proposed to be amended with the instructions for viewing the data at SantaBarbaraCA.gov/GeneralPlanMap
3. [City of Santa Barbara Zoning Standards Summary](#) for Residential and Nonresidential Development
4. [Uses Permitted in Various Zones](#) per the Municipal Code
5. [Non-Conforming Uses Ordinance](#)

X. Exhibits

- ~~A. Draft Ordinance Amendments with Zoning Sectionals~~ Refer to Ordinance included in CAR, 6/18/2013
- ~~B. Letter from Thomas P. Crandall, 1322 Kenwood~~
- ~~C. Letter from Jerome M. Harris, 7 E. Mission~~
- ~~D. Addendum to EIR (#2009011031)~~
- ~~E. General Plan Land Use Designations and Associated Zoning Classifications~~