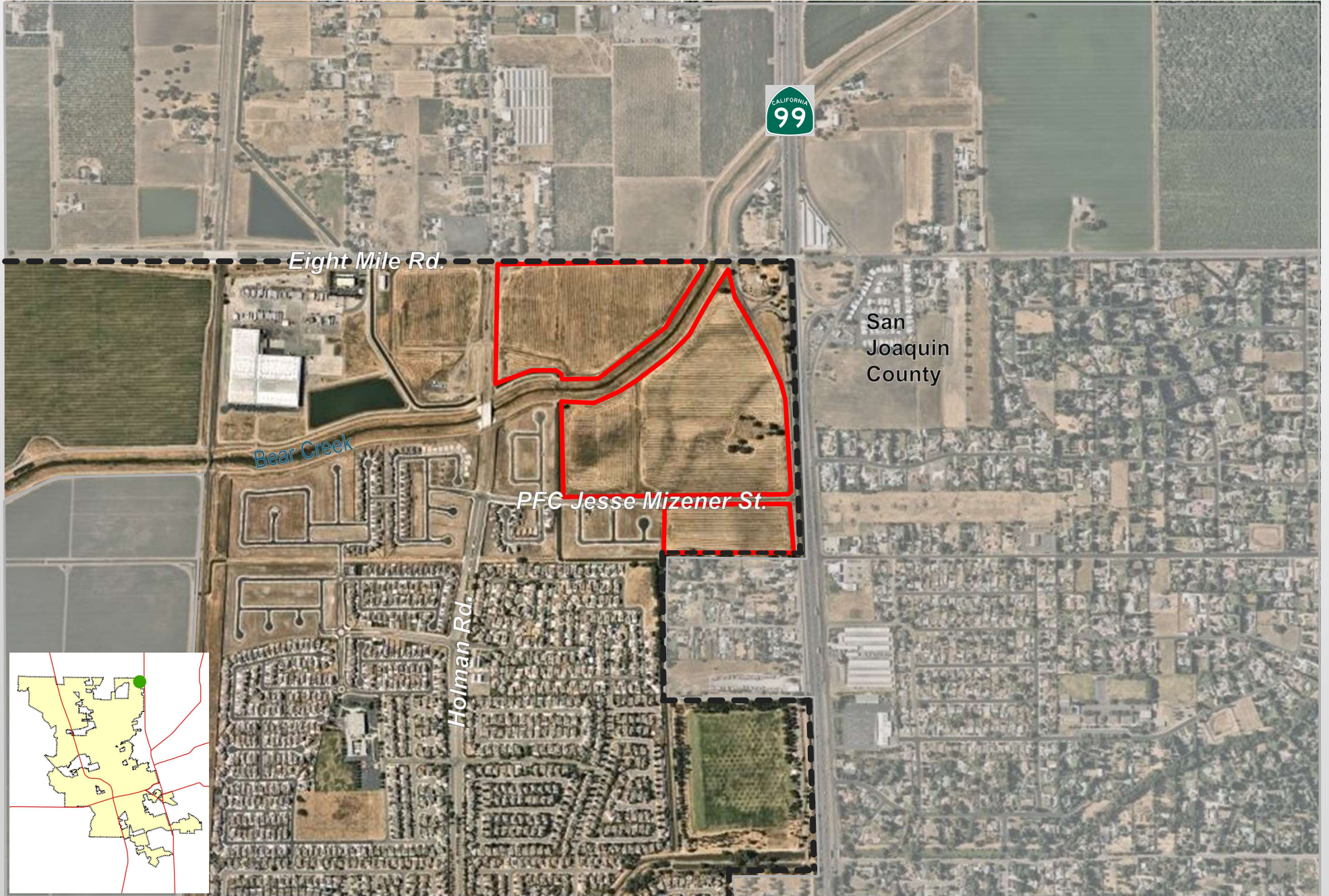




**CANNERY PARK PROJECT AMENDMENTS (P21-0435)
3827 PFC JESSE MIZENER STREET**

**Agenda Item 16.1
City Council Meeting
April 2, 2024**

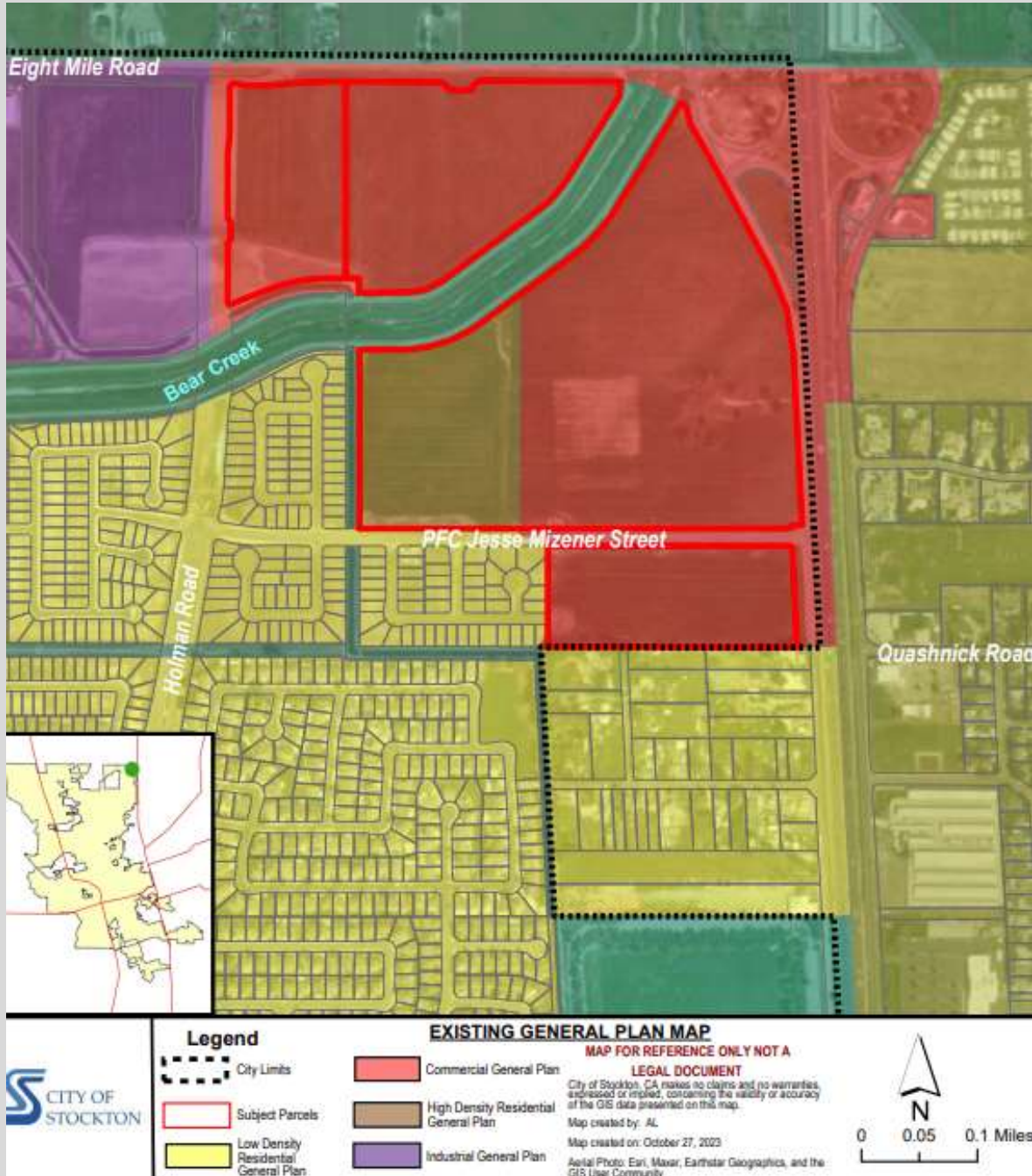
Project Location



Background + Request

- The Cannery Park Mixed Use Project was approved in 2004.
- Most single-family homes have been constructed.
- The applicant has indicated the market for commercial development is not as strong as the need for additional housing. This resulted in the current request to provide 331 new single-family homes while reducing the size of commercially zoned property and relocating the high-density site closer to Eight Mile Road.
- The applicant is requesting a General Plan Amendment, Rezone, Development Agreement (DA) Amendment, a new Tentative Map and an Addendum to the previous Certified EIR.

Existing General Plan



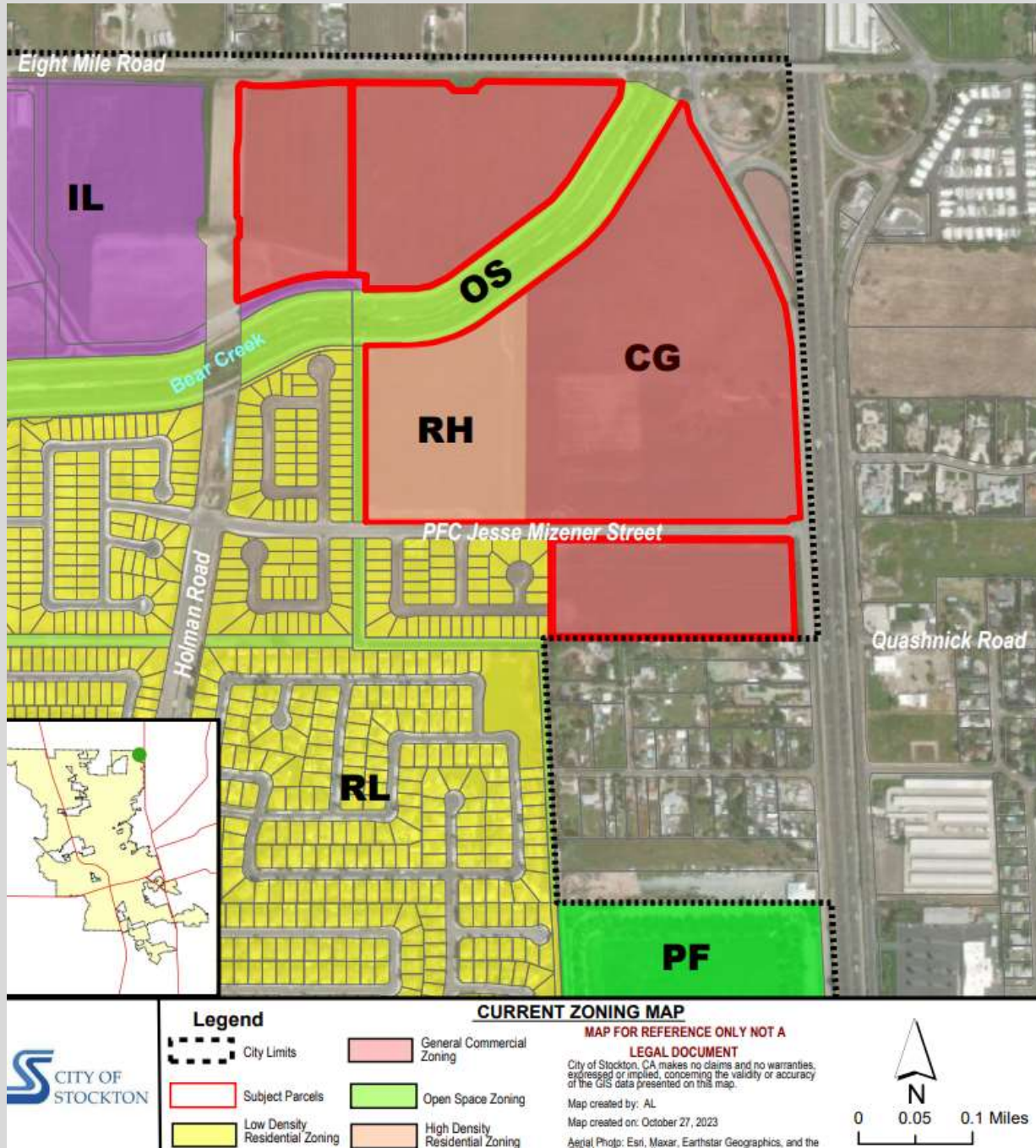
Proposed General Plan



Proposed General Plan Amendment

- Current Land Use Designations:
 - Commercial (*88.61 acres*)
 - High Density Residential (*11.27 acres*)
- Requested Land Use Designations:
 - Commercial (*19.76 acres*)
 - High Density Residential (*12.34 acres*)
 - Low Density Residential (*67.78 acres*)

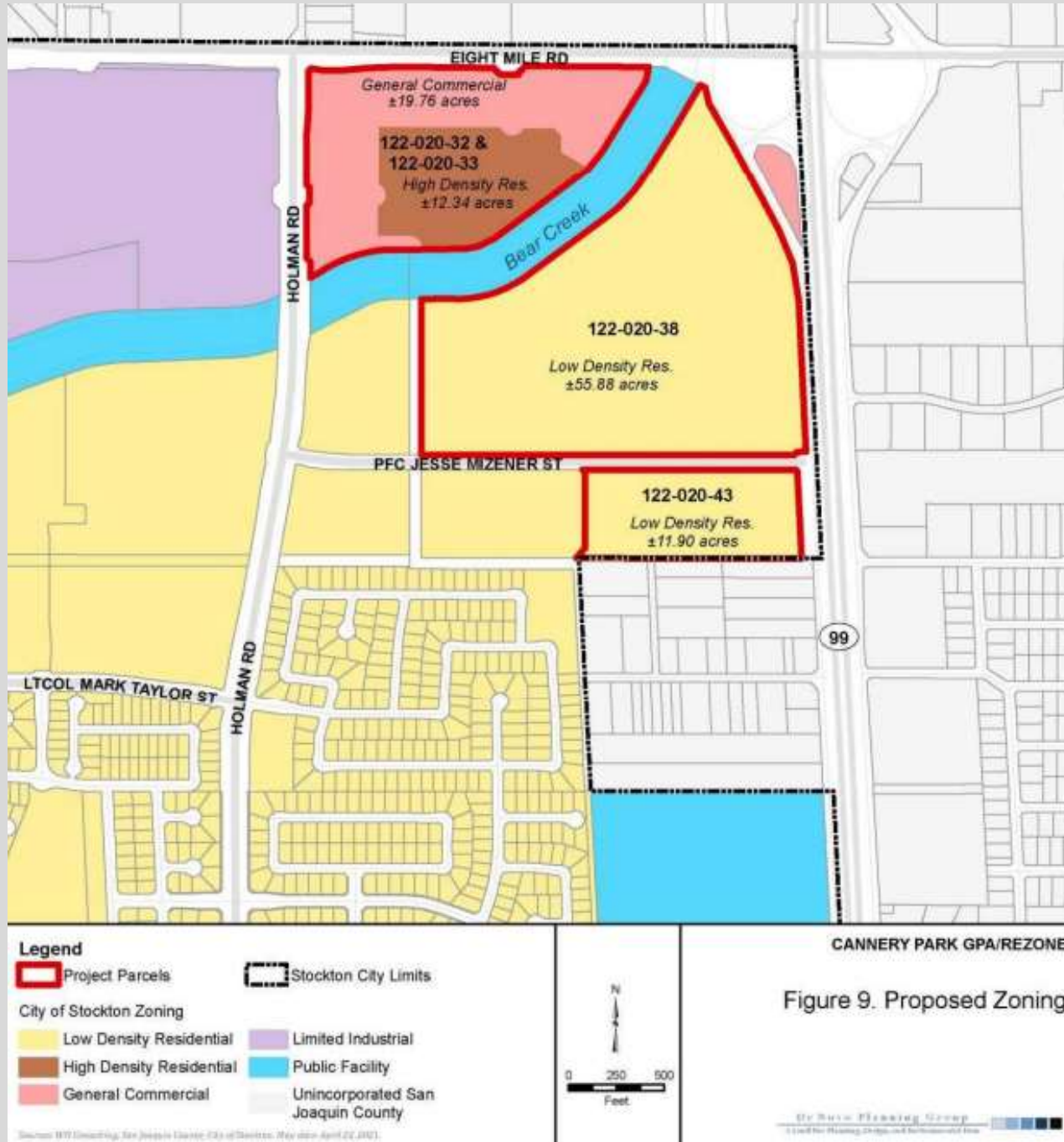
Existing Zoning



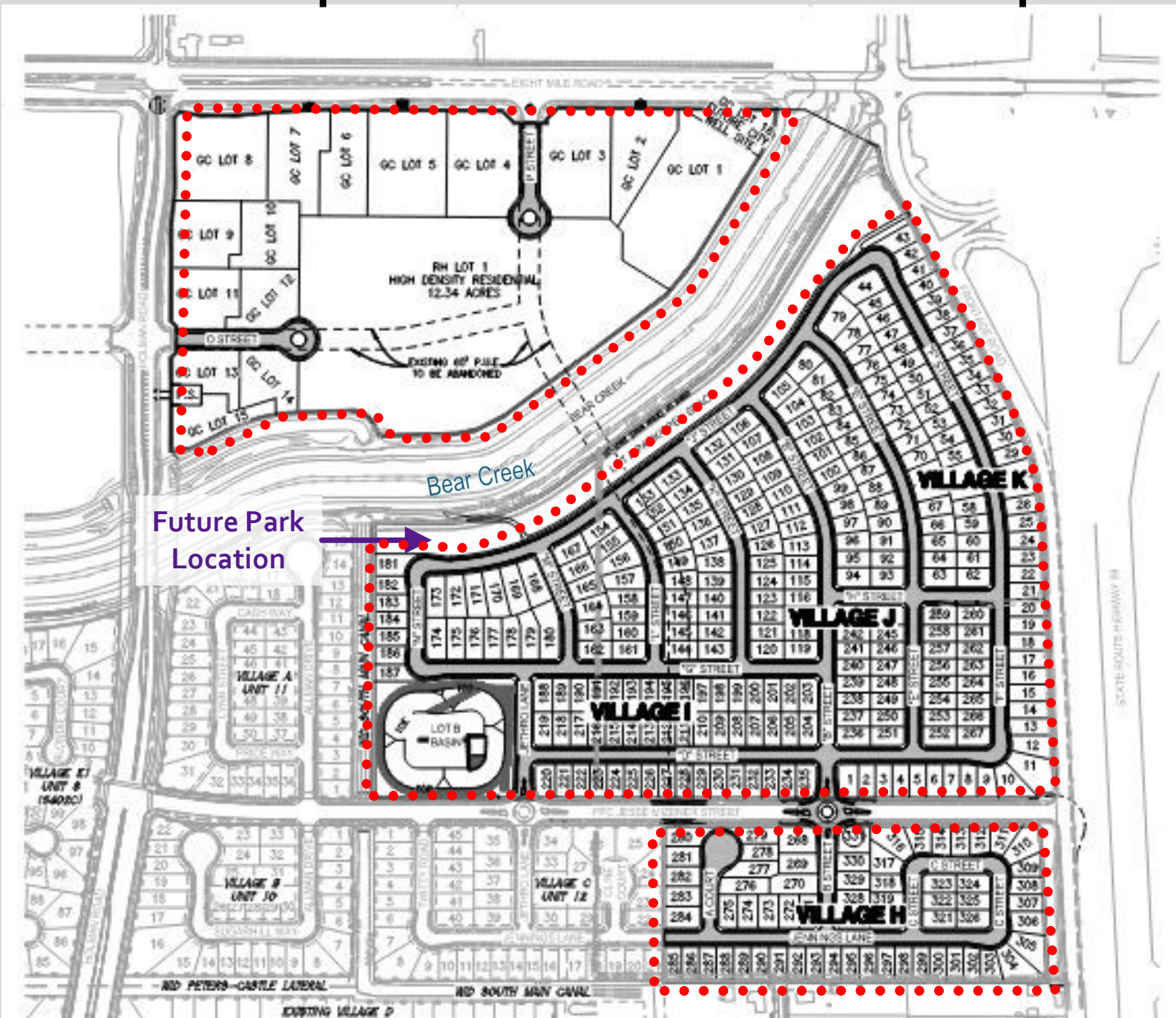
Proposed Rezone Amendment

- Current Zoning Designations:
 - Commercial, General (*88.61 acres*)
 - Residential, High Density (*11.27 acres*)
- Requested Zoning Designations:
 - Commercial, General (19.76 acres)
 - Residential, High Density (12.34 acres)
 - Residential, Low Density (*67.78 acres*)

Proposed Zoning



Proposed Tentative Map



Proposed DA Amendment

- The original approvals included a DA to vest the tentative map and development rights.
- The 1st Amendment, approved in 2019, aligned with the approved phasing plan.
- The 2nd Amendment proposes:
 - A 10-year extension (10/14/2034).
 - Developer obligation to construct the new 4-acre neighborhood park.

Staff Analysis

- The project area is surrounded by similar development and would allow the area to develop fully.
- All comments from departments and agencies have been incorporated into the design and conditions.
- Aside from the new homes, the project must construct the new 4-acre park and detention basin.
- A proposed Addendum to previously certified EIR concludes that no new significant environmental effects or mitigation measures were needed beyond the existing EIR for the Project.
- Conditions of the original Cannery Park project have been updated and will still require Design Review, Final Map, and Construction Permit approvals.
- On 2/8/24, the Planning Commission approved the Tentative Map and recommended Council approval of the proposed Cannery Park amendments.

Recommendation

It is recommended that the City Council adopt :

- 1) A Resolution certifying an Addendum to the Cannery Park EIR;
- 2) A Resolution approving a General Plan Land Use Map Amendment;
- 3) An Ordinance approving a Rezone Amendment; and
- 4) Adopt an Ordinance approving a Development Agreement Amendment for the Cannery Park Project.