

Legal Non-Conforming Single- and Two-Family Dwellings  
Zoning and General Plan Land Use Changes

	APN	Site Address	Existing Zoning	Proposed Zoning	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Use
<b>1. West Iowa Area 1</b>							
1	16504016	411 CHARLES ST	O/PD	R-2	OF	RLM	Single-Family Dwelling
2	16504017	415 CHARLES ST	O/PD	R-2	OF	RLM	Single-Family Dwelling
3	16504018	421 CHARLES ST	O/PD	R-2	OF	RLM	Single-Family Dwelling
<b>2. West Iowa Area 2</b>							
4	16504005	433 WAVERLY ST	O/PD	R-2	OF	RLM	Two-Family Dwelling
5	16504006	437 WAVERLY ST	O/PD	R-2	OF	RLM	Two-Family Dwelling
6	16504007	440 WAVERLY ST	O/PD	R-2	OF	RLM	Two-Family Dwelling
7	16504008	434 WAVERLY ST	O/PD	R-2	OF	RLM	Two-Family Dwelling
8	16504010	602 W IOWA AV	O/PD	R-2	OF	RLM	Two-Family Dwelling
9	16504013	432 FLORENCE ST	O/PD	R-2	OF	RLM	Two-Family Dwelling
10	16504014	428 FLORENCE ST	O/PD	R-2	OF	RLM	Two-Family Dwelling
11	16504015	572 W IOWA AV	O/PD	R-2	OF	RLM	Two-Family Dwelling
12	16504009	656 W IOWA AV	O/PD	R-2	OF	RLM	Two-Family Dwelling
13	16504011	435 FLORENCE ST	O/PD	R-2	OF	RLM	Two-Family Dwelling
<b>3. West Iowa Area 3</b>							
14	16504004	702 W IOWA AV	O/PD	R-2	OF	RLM	Single-Family Dwelling
15	16504003	798 W IOWA AV	O/PD	R-2	OF	RLM	Single-Family Dwelling
<b>4. 591 S. Murphy Ave.</b>							
16	20930012	591 S MURPHY AV	ECR-C	R-2/O	ECRSP	RLM	Single-Family Dwelling
<b>5. Oxbow Court</b>							
17	32307081	1301 OXBOW CT	O/PD	R-2	OF	RLM	Single-Family Dwelling
18	32307082	1307 OXBOW CT	O/PD	R-2	OF	RLM	Single-Family Dwelling
19	32307083	1313 OXBOW CT	O/PD	R-2	OF	RLM	Single-Family Dwelling
20	32307084	1320 OXBOW CT	O/PD	R-2	OF	RLM	Single-Family Dwelling
21	32307085	1316 OXBOW CT	O/PD	R-2	OF	RLM	Single-Family Dwelling
22	32307086	1308 OXBOW CT	O/PD	R-2	OF	RLM	Single-Family Dwelling
23	32307087	1302 OXBOW CT	O/PD	R-2	OF	RLM	Single-Family Dwelling
<b>6. N. Pastoria Ave.</b>							
24	16527003	260 N PASTORIA AV	PPSP-MIC	R-0	PP	RLO	Single-Family Dwelling
25	16527004	280 N PASTORIA AV	PPSP-MIC	R-0	PP	RLO	Single-Family Dwelling
26	16527005	286 N PASTORIA AV	PPSP-MIC	R-0	PP	RLO	Single-Family Dwelling
27	16527006	290 N PASTORIA AV	PPSP-MIC	R-0	PP	RLO	Single-Family Dwelling

**Symbol**

ECR-C	El Camino Real - Commercial
ECRSP	El Camino Real Specific Plan
O	Administrative-Professional Office
OF	Office
PD	Planned Development
PP	Peery Park
PPSP-MIC	Peery Park Specific Plan - Mixed Industry Core
R-0	Low Density Residential
R-2	Low Medium Density Residential
RLM	Low Medium Density Residential
RLO	Low Density Residential

1. West Iowa Area - 411, 415, 421 Charles Street

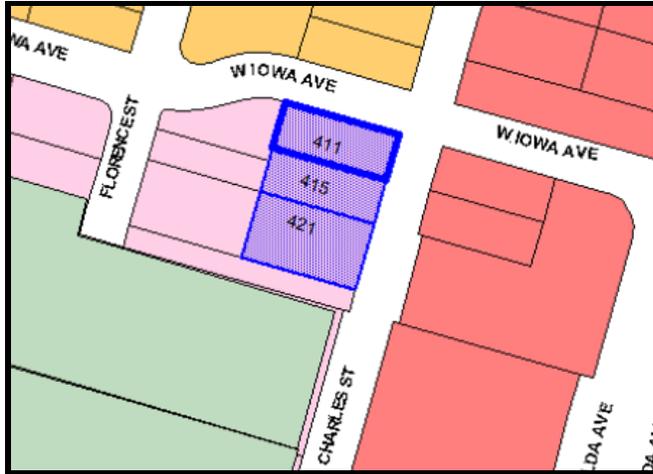
APNs: 16504016, 16504017, 16504018

Existing Zoning: Office/Planned Development (O/PD)

Existing General Plan Land Use: Office (OF)

Proposed Zoning: Low Medium Density Residential (R-2)

Proposed General Plan Land Use: Low Medium Density Residential (RLM)



2. West Iowa Area - 430 & 432 Florence Street, 572, 640, 656 W Iowa Avenue, 433-434 Waverly Street

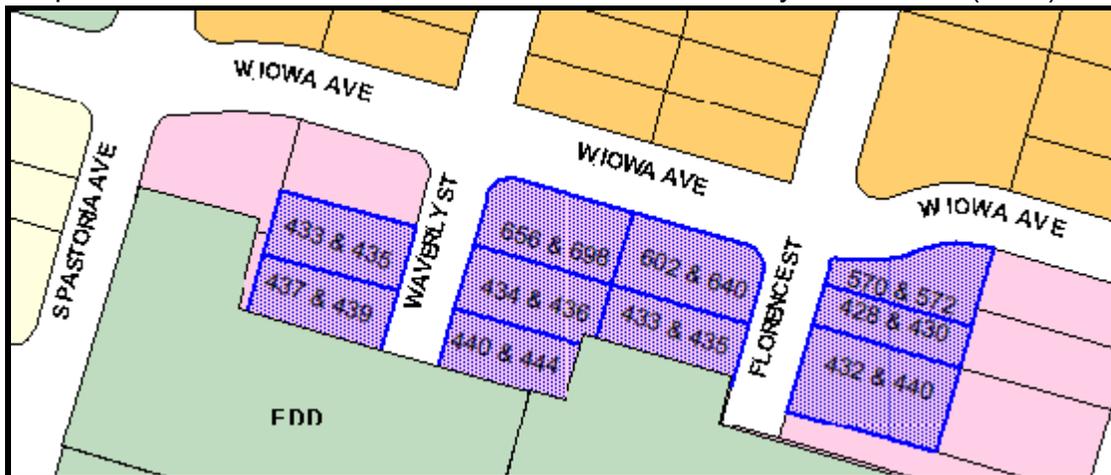
APNs: 16504005, 16504006, 16504007, 16504008, 16504010, 16504013, 16504014, 16504015, 16504009, 16504011

Existing Zoning: Office/Planned Development (O/PD)

Existing General Plan Land Use: Office (OF)

Proposed Zoning: Low Medium Density Residential (R-2)

Proposed General Plan Land Use: Low Medium Density Residential (RLM)



3. West Iowa Area - 702 & 798 West Iowa Avenue

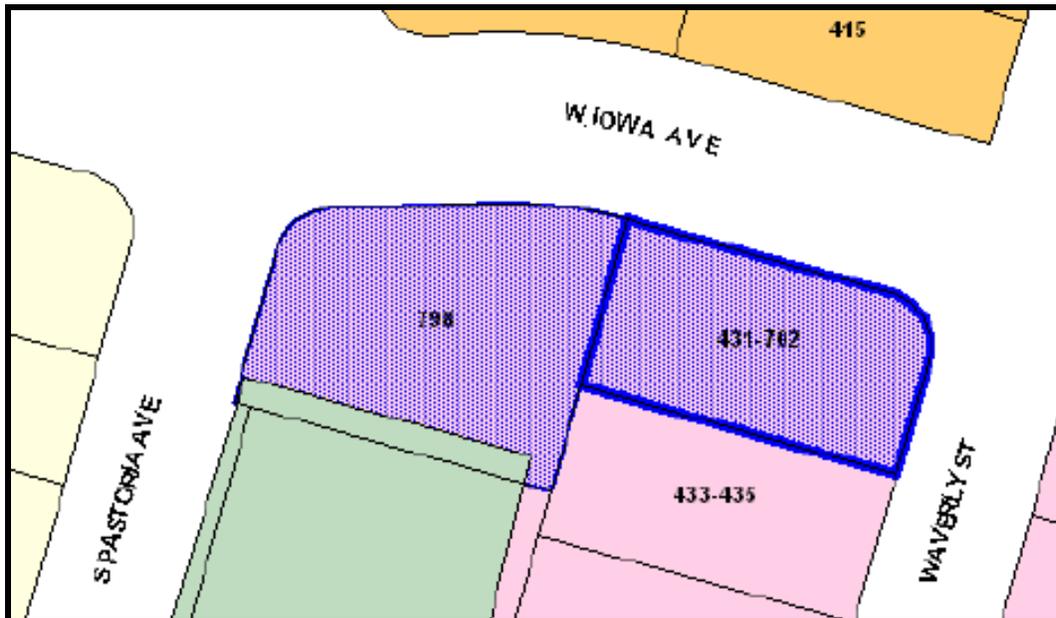
APNs: 16504004, 16504003

Existing Zoning: Office (O)

Existing General Plan Land Use: Office (OF)

Proposed Zoning: Low Medium Density Residential (R-2)

Proposed General Plan Land Use: Low Medium Density Residential (RLM)



4. 591 South Murphy Avenue

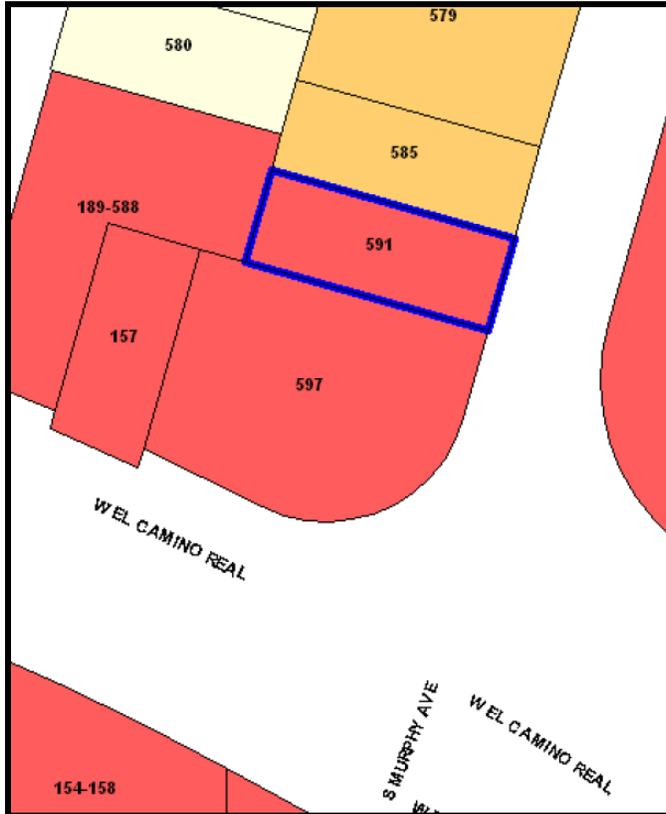
APN: 20930012

Existing Zoning: El Camino Real Specific Plan - Commercial (ECR-C)

Existing General Plan Land Use: El Camino Real Specific Plan (ECRSP)

Proposed Zoning: Low Medium Density Residential/Office (R-2/O)

Proposed General Plan Land Use: Low Medium Density Residential (RLM)



5. 1301-1322 Oxbow Court

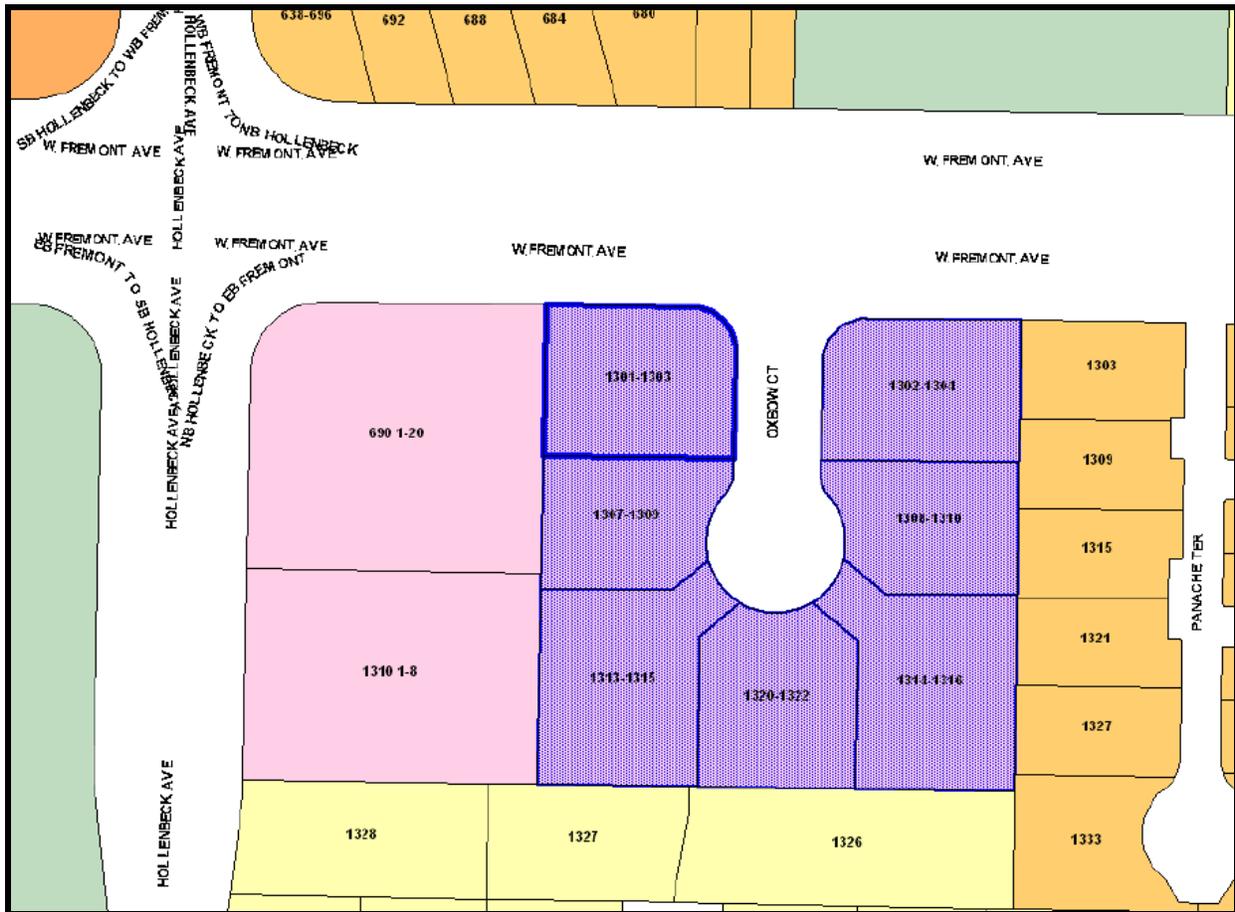
APNs: 32307081, 32307082, 32307083, 32307084, 32307085, 32307086, 32307087

Existing Zoning: Office (O)/Planned Development (PD)

Existing General Plan Land Use: Office (OF)

Proposed Zoning: Low Medium Density Residential (R-2)

Proposed General Plan Land Use: Low Medium Density Residential (RLM)



6. 260, 280-290 North Pastoria Avenue

APNs: 16527003, 16527004, 16527005, 16527006

Existing Zoning: Peery Park Specific Plan - Mixed Industry Core (PPSP - MIC)

Existing General Plan Land Use: Peery Park (PP)

Proposed Zoning: Low Density Residential (R-0)

Proposed General Plan Land Use: Low Density Residential (RLO)

