

## RESPONSE TO COUNCIL QUESTION RE: 1/5/16 AGENDA

### PUBLIC HEARING/GENERAL BUSINESS:

#### Item #7

Would a mixed-use TOD project on this site require a GPA and change of zoning, or would that conform to the existing zoning?

**Staff Response: No General Plan Amendment is required. The zoning of the Nicks Trailer Park site is C-2/PD, and it is within the Precise Plan for El Camino Real. It is NOT in an El Camino Real node. The primary allowed use is retail/commercial. Mixed use with retail/commercial plus residential can be considered through the SDP without a General Plan Amendment. Council has accepted hotel and office use as the commercial component on El Camino Real. The commercial should have at least 25% FAR.**