

RECOMMENDED FINDINGS**General Plan & Rezone**

Finding:

1. The amendment to the general plan or precise zoning plan, as proposed, changed or modified is deemed to be in the public interest. (*Finding Met*)

The property at 520 E. Weddell Drive is located immediately south of areas zoned for residential uses. The requested density would be a higher density than those immediately located to the north; however, it is appropriately located along major arterials (US 101 & N. Fair Oaks) and can serve as a buffer between these arterials and lower density residential developments to the north. Nearby neighborhood commercial and transit opportunities are located within 0.5 miles of the site. Environmental mitigation measures allow for noise and air quality impacts to be reduced to a less than significant level for new and existing residents in the area. As proposed, the project would increase affordable rental opportunities within the community.