

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 610 E. Weddell Drive is located within an area that has transitioned over time to residential uses. The proposed high density use is appropriately located along two major arterials (N. Fair Oaks & Highway 101). Existing conditions that include a wall to the east and an area utilized for utility purposes to the north buffer the site from nearby lower density residential uses. Appropriate site layout and architectural design can further buffer the impact of the proposed multi-family use. Nearby neighborhood commercial and transit opportunities are located within .5 miles of the site. The site has been vacant for several years and deteriorated over time, and interest in industrial/commercial uses for the site has diminished due to its isolated location. 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.