

Zoning Code Text Amendment Findings (WMC § 14-12.807)

A. That the proposed amendment is consistent with the policies in the General Plan.

The proposed zoning code amendment is consistent with the following goals, policies, and implementation measures of the 2005 General Plan:

- **Land Use Element Goal 4.7 Land Use Suitability:** Ensure that the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including; the accessibility of existing and proposed public facilities, services, and utilities; physical and financial constraints; and/or growth inducing impacts.

Supportive Evidence: Land located within the CT, CNS, and CV zoning districts is zoned for commercial uses. In addition, based on the location restrictions and conditionally and principally permitted uses, each of these zoning districts has been designed to accommodate auto-oriented uses. With locations along thoroughfare locations, near major streets and arterials, or in other areas catering to tourists and visitors, many parcels in these zoning districts are suitable for drive-through development.

- **Policy 4.G Land Use Suitability:** The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on land unsuited for urban uses.

Supportive Evidence: Land located within the CT, CNS, and CV zoning districts is zoned for commercial uses. In addition, based on the location restrictions and conditionally and principally permitted uses, each of these zoning districts has been designed to accommodate auto-oriented uses. With locations along thoroughfare locations, near major streets and arterials, or in other areas catering to tourists and visitors, many parcels in these zoning districts are suitable for drive-through development.

- **Land Use Element Goal 4.3 Commercial Land Use:** Revitalize the central business district and provide adequate neighborhood commercial services.

Supportive Evidence: The proposed modifications to Chapter 14-41 would allow the development of more drive-through facilities within the City,

providing more opportunities for the establishment of new neighborhood commercial services.

- **Land Use Element Implementation Measure 4.C.2 Neighborhood Commercial Land Use:** The City shall designate an appropriate amount of land for neighborhood commercial services to meet the daily shopping needs of surrounding residential populations of 5,000 to 7,000 persons.

Supportive Evidence: The proposed modifications to Chapter 14-41 would allow the development of more drive-through facilities within the City, providing more opportunities for the establishment of new neighborhood commercial services to meet the daily shopping needs of surrounding residential populations.

- **Land Use Element Implementation Measure 4.I.2 Zoning Code Review:** The City shall annually review and update the Zoning Code for consistency with the General Plan and Land Use Diagram. In addition, the review shall evaluate whether the Zoning Code can be improved to better address the long-term land use objectives.

Supportive Evidence: WMC Chapter 14-41 has not been updated since 2000. After evaluating Chapter 14-41 in October 2024, the City Council directed Staff to bring forward options for modifying the chapter to allow the development of additional drive-through facilities within the city. On January 14, 2025, Council recommended exempting the CT, CNS, and CV zoning districts from the 150-foot setback from parcels zoned for residential uses in order to better address the City's long-term land use objectives related to economic development.

B. That the proposed amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties.

Supportive Evidence: Land located within the CT, CNS, and CV zoning districts is zoned for commercial uses. In addition, with locations along thoroughfare locations, near major streets and arterials, or in other areas catering to tourists and visitors, many parcels in these zoning districts lend themselves to auto-oriented development.

The 2005 General Plan General Commercial land use classification includes general categories of allowed uses, such as: retail sales; personal, professional, financial, business and medical offices and services; entertainment; lodging; restaurants; and automobile sales. These uses are intended to serve the needs of the community and the surrounding region. The proposed amendment is compatible with the general planned uses because auto-oriented uses are identified as allowed uses within the General Commercial land use classification.

The proposed amendment is compatible with the existing uses of the adjacent commercial properties along East Lake Avenue because they are either

developed with auto-oriented uses or vacant. In addition, to ensure that future development is compatible with existing adjacent residential uses, future development projects will be analyzed under the California Environmental Quality Act (CEQA). Through this process, any potentially significant environmental impacts will be identified and any necessary mitigation measures will be developed and included as conditions of approval on the project.