

DATE SUBMITTED 3/26/2018  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR  
 DATE ACTION REQUIRED 4/4/2018

COUNCIL ACTION (X)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING (X)  
 CITY CLERK'S INITIALS JD

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: ZONE CHANGE AND SPECIFIC PLAN AMENDMENT FROM VR-MF (MULTIFAMILY DWELLING) TO A PLANNED UNIT DEVELOPMENT (P.U.D) FOR 113 R-1 (SINGLE FAMILY RESIDENTIAL) HOMES FOR VICTORIA RANCH SUBDIVISION UNIT 6A FOR APN: 044-220-094 LEGALLY KNOWN AS: BLK 1 VICTORIA RANCH SUB UNIT NO 3C CITY OF IMPERIAL 11.68AC.

1. 2<sup>nd</sup> READING BY TITLE ONLY OF ORD. NO. 798 APPROVING THE ZONE CHANGE AND SPECIFIC PLAN AMENDMENT FROM VR-MF (MULTIFAMILY DWELLING) TO P.U.D (PLANNED UNIT DEVELOPMENT) SINGLE FAMILY RESIDENTIAL.

DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:

Victoria Homes Inc. (applicant) is requesting a Zone Change, General Plan Amendment and Tentative Tract Map for the proposed Unit 6A. The parcel in question is currently zoned VR-MF (Multifamily Dwelling) is 507,836 sqft./11.68 acres in size and the parcel is currently vacant. The parcel was previously proposed to be 405 Multifamily Dwelling units (apartments) when the original plans were approved in 2005. The applicant is requesting a Zone Change and Specific Plan Amendment to allow for a "Planned Unit Development" for 113 R-1 Single Family Residential homes. The proposed use is a decrease in density and consistent with the current and proposed (future) surrounding land uses envisioned for that area.

- o Planning Commission recommended this item for approval to City Council on February 14, 2018.
- o City Council conducted a 1<sup>st</sup> Reading for the proposed Zone Change and Specific Plan Amendment on March.7.2018.
- o The Tentative Map and Conditions of Approval for Victoria Ranch Unit 6A-Planned Unit Development were approved on March.7.2018 by City Council.

Please see attachments.

FISCAL IMPACT: NO FISCAL IMPACT

ADMIN SERVICES SIGN INITIALS VH

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance \_\_\_\_\_.

DEPT. INITIALS OM

MANAGER'S RECOMMENDATION:

CITY MANAGER'S INITIALS SM

MOTION:

SECONDED: APPROVED ( ) REJECTED ( )  
 AYES: DISAPPROVED ( ) DEFERRED ( )  
 NAYES:  
 ABSENT: REFERRED TO:

**ORDINANCE NO. 798**

**AN ORDINANCE OF THE CITY OF IMPERIAL AMENDING THE IMPERIAL CITY CODE TO CHANGE THE ZONING DESIGNATION OF THE VICTORIA RANCH SUBDIVISION UNIT 6A SUBDIVISION FROM R-A RESIDENTIAL APARTMENTS TO PLANNED UNIT DEVELOPMENT R-1 SINGLE FAMILY RESIDENTIAL**

Pursuant to Section 24.19.600 et al, the City Council of the City of Imperial, State of California, does hereby ordain as follows:

SECTION 1: The “Official Zoning Map” of the City of Imperial, Imperial County, adopted at Section 24.01.140 of Chapter 24 of the Imperial City Code is hereby conditionally amended pursuant to Section 24.19.600, et seq. as set forth in this ordinance.

SECTION 2: The property affected by this ordinance is shown in Exhibit A, located approximately on the northeast corner of Aten Road and the future Legakes Road-more specifically known as APN: 044-220-094.

SECTION 3: The new zone for said property is hereby changed from R-1 Single Family Residential to Planned Unit Development.

SECTION 4: Section 24.09.270 of Chapter 24 of the Imperial Municipal Code is hereby amended to read as follows:

**Section 24.09.270 Planned Unit Development (Victoria Ranch Subdivision Unit 6A) Property Development Standards**

The following property development standards shall apply to all land and structures within the Victoria Ranch Unit 6A Planned Unit Development. No further subdivisions or lot line adjustments shall be allowed.

**Development Standards**

**Requirements**

**Front Yard Setback**

Living Area/House	10' minimum
Covered Porch	5' minimum
Garage	15' minimum

**Rear Yard Setback**

Living Area	10' minimum
Porches/Patios	5' minimum*
Side Yard Setback	5' minimum*

Street Side Yard Setback	10' minimum
Driveway Curb-Cuts	20' maximum
Distance between structures	5' minimum*

\*Architectural features as such as chimneys, pilasters, etc. may project into these required setbacks subject to the approval of the Building and Fire Department.

**Front Yard Setback** - for the purposes of this Planned Unit Development, the front yard setback shall be measured from the property line

**Rear Yard Setback** - for the purposes of this Planned Unit Development, the rear yard setback shall be measured from the rear property line.

- B. All mechanical equipment and air conditioning equipment shall be installed a minimum of five feet (5') from any property line.
- C. All ducts, vents, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, shall be screened with materials architecturally compatible with the main structure. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Planning Director.

SECTION 5: Effective Date. This Ordinance shall take effect and shall be in force thirty (30) days after the date of adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the County of Imperial, together with the names of the members of the City Council voting for and against the same.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this 4<sup>th</sup> day of April 2018.

\_\_\_\_\_  
Geoff Dale, Mayor

ATTEST:

\_\_\_\_\_  
Debra Jackson, City Clerk