

roadways. The surrounding Zoning pattern is a mixture of C-H and R-10 with commercial development encroaching inward along the local streets.

Although there are no immediate plans for redevelopment and the request is therefore speculative in nature, it should be recognized that the subject property is currently split-zoned with C-H Zoning already along its frontage with West Hill Avenue. With continued residential use of the property being no longer considered viable for the long term, making all of this property zoned C-H will increase its marketability and help facilitate its future redevelopment as a commercial use under the City's current development standards.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

**PLANNING COMMISSION ACTION:** The Planning Commission reviewed this at their March 31, 2025 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (7-0 Vote).