

Staff understands the history of the property with its commercial/warehouse type buildings, and its currently intensive nonconforming usage, but does NOT believe this situation justifies the potential negative impacts such a zoning change could have on the adjacent residential neighborhood to the east and south. If rezoned to C-C, any of the allowable uses in C-C zoning become eligible for the subject property (see attached "Zoning District Comparison Chart") Staff would certainly encourage redevelopment of the subject properties, and even adaptive reuse of the existing buildings, but believes there are better alternatives --- such as an institutional use (many of which are allowed in R-6 with a CUP approval), or perhaps redevelopment as multi-family (requiring a rezoning to R-M, which is eligible in the CAC character area), which would be generally supported by staff.

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