

Re: 1-F-21-SP

Dear Commissioners,

I request that you approve with the staff recommendation, and do not act on the applicant's request for General Commercial designation.

The East County Sector Plan specifically provides guidance to *not extend* the General Commercial (GC) land use classification. From page 59 of the [2010 version of the East County Sector Plan](#):

General Commercial (GC): This category includes previously developed strip commercial corridors providing a wide range of retail and service-oriented uses. **Such land use classification and related zoning should not be extended** because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. Redevelopment of commercial corridors, including mixed use development, should be accommodated under planned or design-oriented zones.

It then addresses the requested CA zoning, stating that under the GC land use classification, the recommended zoning is Planned Commercial, and that C-3, C-4, C-5, SC-1, SC, **CA and CB for infill commercial development in areas previously zoned for commercial use**. This property is currently zoned A (Agricultural) and has not been previously zoned for commercial use, so it does not meet the sector plan's guidance for applying the requested CA zoning.

Planning staff has made a sound recommendation to allow a limited extension of a mixed-use special district land classification and then an underlying Planned Commercial zone. This is permitted in the sector plan, and approving per the staff recommendation would be an action in harmony with the general plan and sector plans.

Sincerely,

Kevin Murphy