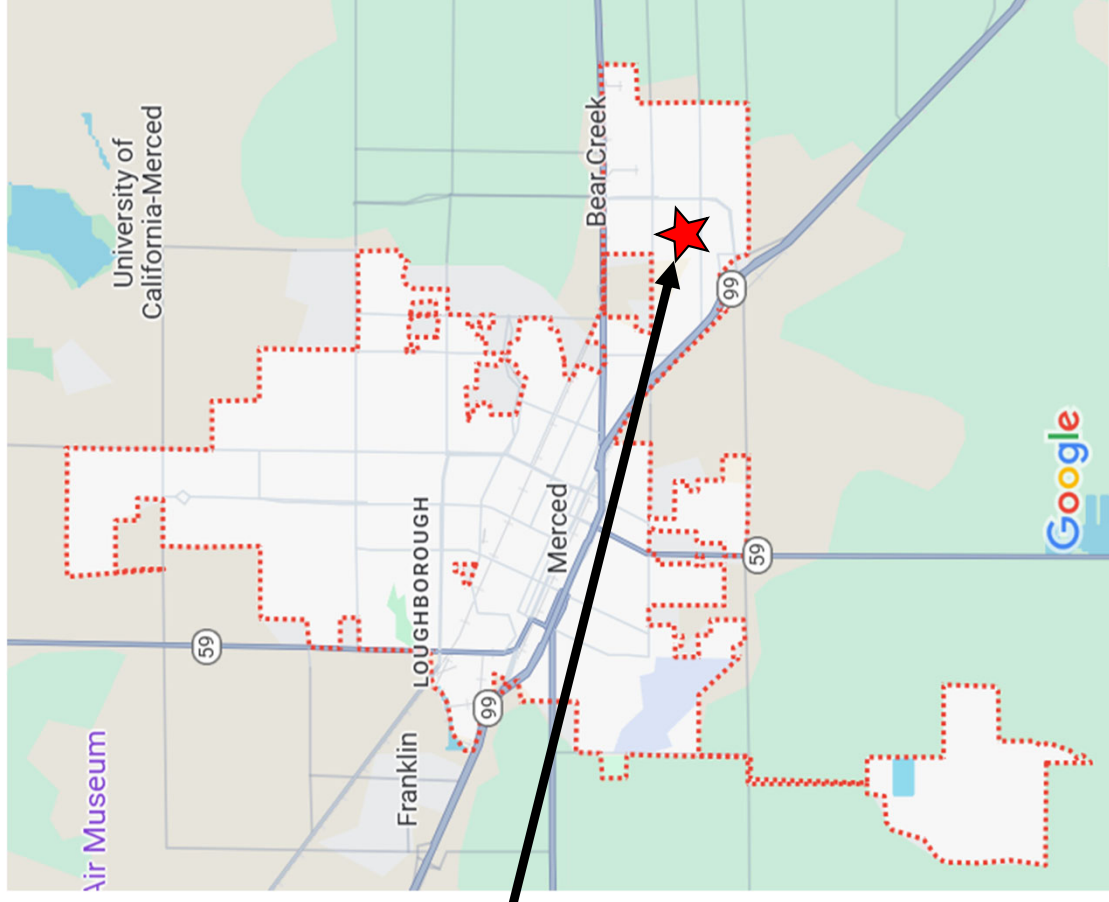


General Plan Amendment #25-0001; Zone Change #25-0002; and Environmental Review #25-0006

Stonefield Home, Inc. - Applicant

City Context

Project Site



Project Location



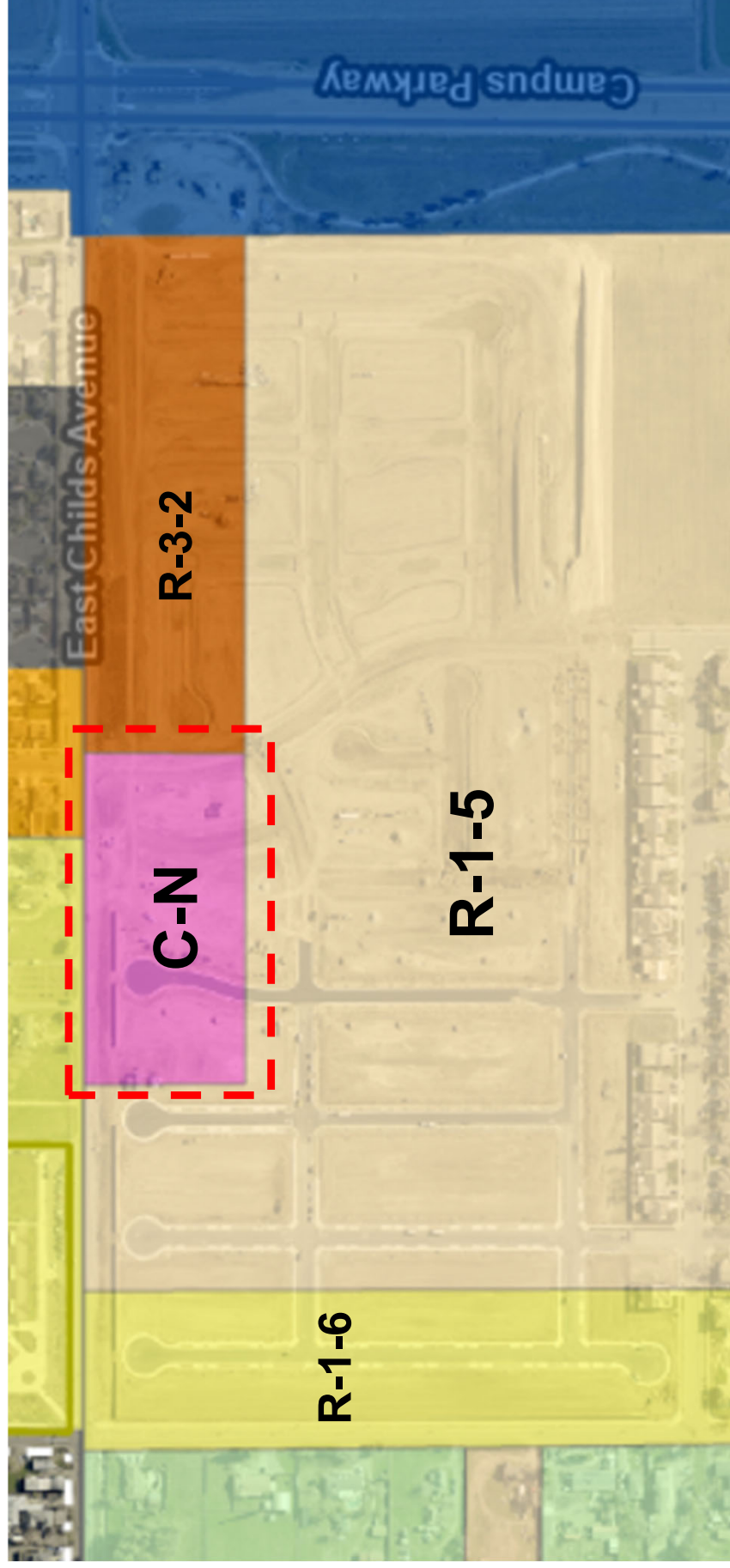
- Background:
- In 2004, the City approved the “Crossing at River Oaks” subdivision for 277 single-family homes.
- The site was never properly rezoned from commercial to residential.
- Despite this, permits were issued and homes were approved.
- Current Issue:
- The site lacks proper zoning and General Plan designation.
- Lots/Homes are currently considered *legal non-conforming*, which may:
 - Limit homeowners’ ability to expand.
 - Complicate financing and refinancing.

- Requested Action:
- Consider a General Plan Amendment and Zone Change.
- Purpose:
 - Align zoning with the original 2004 approval.
 - Ensure homes are fully conforming and entitled
 - Prevent issues with financing/refinancing and future home expansions.

Existing General Plan



Existing Zoning



Applicant Request

- General Plan Amendment
 - Neighborhood Commercial (CN) to Low Density (LD) Residential
- Zone Change
 - Neighborhood Commercial (C-N) to Low Density Residential (R-1-5)

Recommendation to City Council

Approve/Disapprove/Modify

- Environmental Review #25-0006
(Categorical Exemption);
- General Plan Amendment #25-0001
- Zone Change #25-0002
- Legislative Action Agreement