

STAFF REPORTS

CITY COUNCIL
JANUARY 27, 2004

To: Mayor and City Council

From: George J. Rodericks, City Manager **GR**

**SUBJECT: LAND USE ELEMENT
GENERAL PLAN CLERICAL CORRECTION**

BACKGROUND

On June 21, 1973, the City adopted its General Plan. Subsequent amendments to the General Plan were adopted covering revisions to the Land Use, Noise, Seismic, Public Safety, Circulation, and Housing Elements.

Recent processing of Conditional Use and Variance requests on Morrow Circle by the City Council has prompted an investigation into the land use designations of these properties. The 1991 Land Use Map in the General Plan shows the majority of the parcels on Morrow Circle with E-4 Small Estate designations.

FINDINGS

Morrow Circle – Tract 8478, Lots 1-9

In 1975, amendments were adopted to the Land Use Element and Land Use Map. The adopted version is included as **Exhibit A**.

The 1975 Land Use Map shows all parcels on Morrow Circle with a Residential, 3.0 Dwelling Units per Acre zoning designation. This designation equates to the “R-1 – 13,500” or “R-1 -12,000” designation on future zoning maps. Lots 1-9 on Morrow Circle average 10,500 square feet with the largest being 12,100 and the smallest being 8,100. The parcel map is included as part of Exhibit A.

Exhibit B is a subsequent revision to the Land Use Element, adopted in 1991. The screen check draft version (attached) of the Land Use Map shows Tract 8478, Lots 1-9 as Small Estate Zoning, 20,000 square feet. It also shows the Villa Park Orchards as E-4 Small Estate. The Orchards designation was corrected on the 1991 adopted version to “R-1 – 8,500.” However, Tract 8478 remained with an E-4 zoning designation.

Staff has been unable to locate any explanatory documentation justifying a change from the original “R-1” designation to “E-4” – in the form of staff reports, Council minutes, subsequent plan revisions, and tract map history.

It is staff's opinion that there was a clerical error on the Land Use Map eliminating the R-1 designation of the lots on Morrow Circle.

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FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council determine that the zoning designation of Tract 8478, Lots 1 through 9 on the 1991 Land Use Map is shown incorrectly and authorize a correction to the General Plan Land Use Map for Morrow Circle to designate Lots 1 through 9 as “R-1 – 12,000” Zoning. By making this correction as a clerical error it is unnecessary to follow the process of amending the General Plan.