



ITEM 38

5649 Beacon Avenue Rezoning

PZRZ21-00028

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ21-00028 & PZST21-00019



Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 60 120 240 360 480 Feet



The map displays a section of the Alameda Corridor Transit Corridor. Key features include:

- Streets:** PAISANO, BEACON, DAILEY, FRUTAS, YBARRA, KAPILOWITZ, WELCH, and FREDERICK.
- Land Use Zones:** SCZ T40, SCZ T4, SCZ T5, BEACON, PAISANO, DAILEY, FRUTAS, G-MU, R-5 SP, R-5, YBARRA, C-4, C-1 SC, KAPILOWITZ, S-D SP, M-1, and WELCH.
- Infrastructure:** A large industrial building complex is visible in the lower-left quadrant.
- Inset Map:** A small map in the top right corner shows the broader geographic context, including the San Francisco Bay Area and the cities of San Francisco, Oakland, and Alameda.



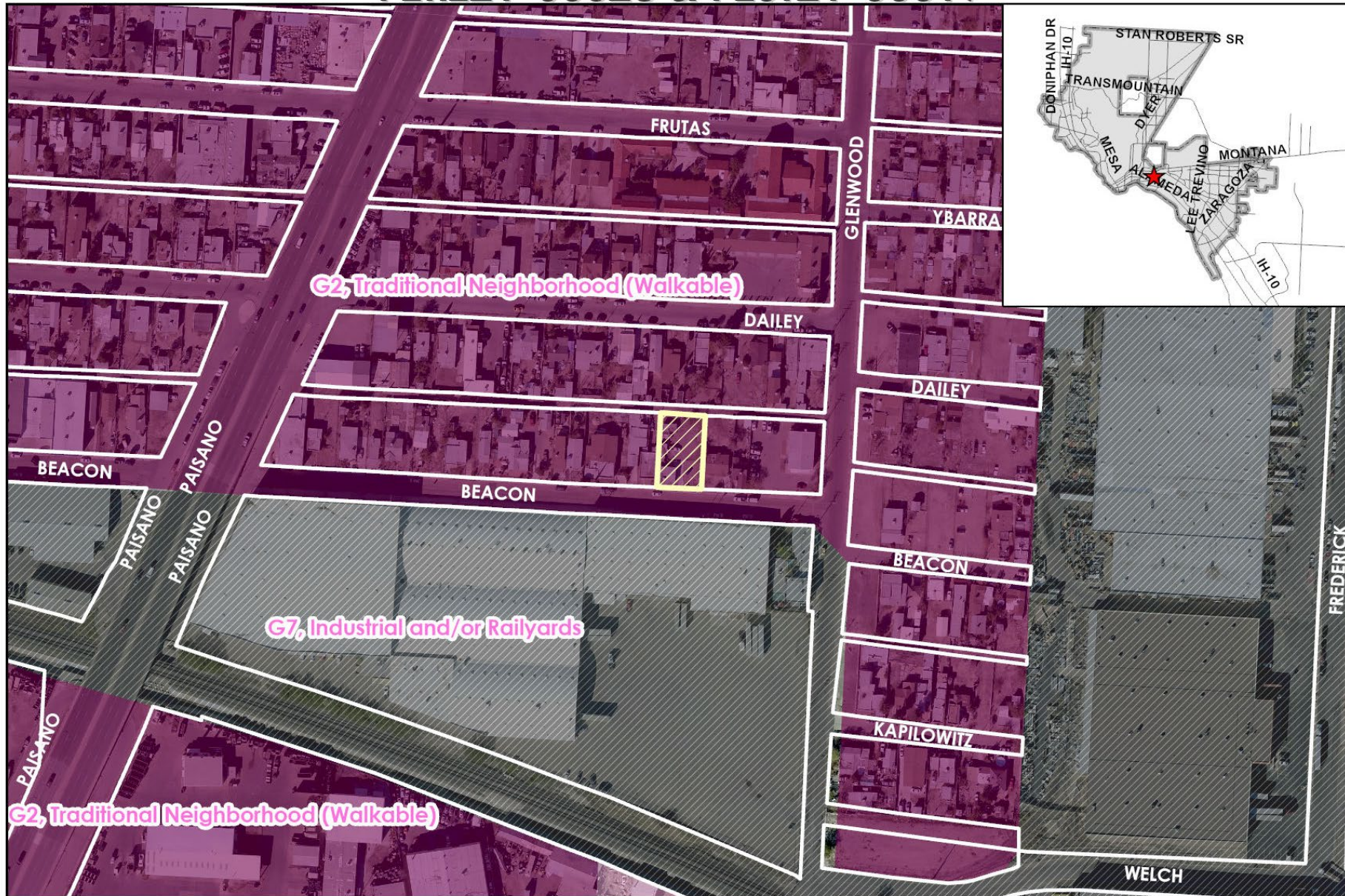
Existing Zoning



 Subject Property



PZRZ21-00028 & PZST21-00019



Future Land Use Map

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Subject Property

0 60 120 240 360 480 Feet



Subject Property



Surrounding Development



W



N



S



E



Public Input

- The Planning Division has not received any communications in support or opposition to the request.





Recommendation

- Staff recommends approval of the rezoning request
- CPC recommends approval (6-0) of the rezoning request



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People