

ATTACHMENT A

FINDINGS

SPECIFIC PLAN AMENDMENT 21-01

Commerce Municipal Code Section 19.39.1000 requires adoption of a specific plan and subsequent amendments thereto to be processed in the manner required for a general plan amendment, as set forth in Division 6 of Chapter 19.39. Section 19.39.370 of the Commerce Municipal Code sets forth the required findings for approval. Before granting approval of a Specific Plan, the City must satisfy itself by making the following findings:

- 1. That the proposed specific plan is in the public interest, and that there will be a community benefit resulting from the specific plan:** *The proposed Project would create a lifestyle center, providing a centrally located living and shopping alternative to the City's residents and visitors. The Modelo development would eliminate a hazardous materials site and provide new opportunities for employment and an expansion of the City's tax base. The Project would provide beneficial new amenities such as public and private open space, and commercial amenities such as a supermarket, museum, various retail spaces, and area restaurants. To achieve this, the existing Veterans Memorial Park which is in need of repair, will be demolished and replaced with a new, larger state of the art Community Center, sports complex, and open park space. The proposed Project would help to eliminate blight currently existing at the project site, while serving to implement the goals of City's General Plan. The Project site consists of two sites, a vacant undeveloped parcel of land, along with a parcel housing the existing Veterans Memorial Park parcel. Previously, the undeveloped parcel contained landfills that ceased to exist in 1988. The Veteran Memorial Park parcel contains a community center that is laboring and is in need of serious repairs. This structure has been compromised due to the soil compaction that has occurred on the subject site since the 1960's. The only way to remedy the situation is to demolish the site and replaced the soil to allow for a structure(s) with a stronger and stable foundation. To conclude, the proposed Project would help to eliminate blight currently existing at the Project site, while serving to implement the goals of City's General Plan. Therefore, the proposed specific plan is in the public interest, and will result in a community benefit.*
- 2. That the proposed specific plan is consistent with the other goals, policies, and objectives of the general plan:** *The Specific Plan document includes a section dedicated to analyzing consistency between the proposed Project and the City's existing General Plan. The Project includes a General Plan Amendment changing the land use map designation of the Project site from Low Density Residential, Public Facility, and Commercial Manufacturing to Modelo Specific Plan. The Project approvals also include a zone change for the Project Site from Public Facility and Commercial Manufacturing to Modelo Specific Plan. These changes will assure that the Specific Plan and other Project entitlements are consistent with the General*

Plan as Amended. The Project Site is located in the southernmost part of the City and includes the current Veterans Memorial Park Area. In this area, per the General Plan, emphasis will continue to be placed on attracting needed commercial businesses to serve the residential and business populations. Community Development Policy 2.4 of the General Plan calls for the continued preservation and promotion of the improvement of existing commercial areas of the City, including the southern part of the City. Key objectives of the General Plan's Community Development Element include the establishment of an orderly pattern of development in the City, and the development of a wide range of both residential and commercial activities. Furthermore, the proposal would be consistent with Community Development Policy 2.2 which calls for the City to promote the development of larger, more efficient, commercial retail shopping centers as opposed to smaller "strip commercial" centers.

- 3. That the proposed specific plan will not conflict with provisions of the zoning ordinance or subdivision regulations:** *The proposed Specific Plan sets forth the development standards and policies for the Project site. State Planning law and the City's Municipal Code allow for such a Plan to be created. The City recognizes that certain parcels in the City may benefit from focused planning efforts whereby infrastructure, land use relationships, land use intensities, and public service needs can be carefully examined and planned in a comprehensive manner. Specific Plans provide a mechanism to carry out such planning efforts. The project site has a zoning designation of C/M-1 (Commercial Manufacturing) and PF (Public Facility). The proposed Zone Change to a Modelo Specific Plan zone designation would allow for a more streamlined set of standards that are tailored for this proposal. Therefore, the proposed zone change to a Modelo Specific Plan designation will provide consistency with the proposed General Plan Amendment and will not conflict with provisions of the zoning ordinance or subdivision regulations.*

- 4. In the event that the proposed specific plan is a change to the land use policy map, that the amendment will not adversely affect surrounding properties:** *The City's land use policy map is included in its General Plan. The Specific Plan document details the consistency between the proposed Project and the General Plan. The Project includes a General Plan Amendment changing the land use map designation of the Project Site from Low Density Residential, Public Facility, and Commercial Manufacturing to Modelo Specific Plan. The Project approvals also include a zone change for the Project Site from Public Facility and Commercial Manufacturing to Modelo Specific Plan. These changes will assure that the Specific Plan and other Project entitlements are consistent with the General Plan as Amended. The proposed Project would serve to implement the goals and policies of the General Plan and those of the immediately surrounding area. Furthermore, the proposal includes various improvements to the site that will, among other things, limit or reduce the level of impacts to surrounding property. These improvements include, remediating the existing soil at the subject site, design and build modern buildings that will be required to comply with all current building codes, including those requiring the buildings to implement*

certain green best practices such as solar panels. Last, improvements to certain intersections as identified in the EIR as well as the use of a secondary road to the easternmost portion of the site will relieve traffic pressure in and around area of the proposed Project. It is with these and other improvements that will allow for a project that will coexist in harmony with surrounding property and not adversely affect surrounding property.

ZONE CHANGE 21-01

Section 19.39.310 of the Commerce Municipal Code requires the following findings of fact to be made before approving a change of zone:

5. That the proposed change of zone is consistent with the goals, policies, and objectives of the General Plan. *The Project includes a General Plan Amendment changing the land use map designation of the Project Site from Low Density Residential, Public Facility, and Commercial Manufacturing to Modelo Specific Plan. This change will assure that the Zone Change and other Project entitlements are consistent with the General Plan as Amended. The subject amendment would help promote the following policies in the Commerce General Plan:*

Community Development Policy 1.3. The city of Commerce will continue to implement specific standards for new commercial developments located adjacent to residential neighborhoods in order to ensure that adequate buffers are provided so that negative impacts such as noise, light pollution, truck use, and traffic may be mitigate;

Community Development Policy 2.2. The city of Commerce will encourage and promote the development of quality restaurants in the city to serve residents and visitors alike, and discourage the further proliferation of fast-food restaurants in the city;

Community Development Policy 2.5. The city of Commerce will explore the feasibility of constructing a supermarket to serve those portions of the city south of the Santa Ana Freeway;

Community Development Policy 4.1. The city of Commerce will explore the feasibility of developing an area devoted to active family recreation;

Community Development Policy 4.2. The city of Commerce will promote the development of commercial enterprises that provide family entertainment;

Community Development Policy 5.1. The city of Commerce will promote the development of new housing for all income groups;

Community Development Policy 5.2. The city of Commerce will continue to explore new opportunities for housing and services to meet the needs of the labor force, and as a means to attract new business and industry to the city;

Community Development Policy 6.1. The city of Commerce will promote the creation of area themes” to enhance the city’s living and working environment;

Community Development Policy 6.3. The city of Commerce will require new commercial industrial development to

employ architectural and site design techniques that will promote quality and efficient development;

Housing Policy 1.4. The city of Commerce will promote the development of new housing for low-through upper-income households; and

Housing Policy 1.5. The city of Commerce will explore opportunities for new residential development within those areas of the city occupied by vacant, obsolete commercial and industrial uses.

Therefore, the subject zone change is consistent with the General Plan, as it would help to further the City's goals of exploring uses that will contributed to the City's economic, employment, and residential base.

- 6. That the proposed change of zone will not adversely affect surrounding properties.** *The zone change will not adversely affect surrounding properties, as it will serve to provide and allow for activities that are necessary to the City's economic base and provide appropriate transitions to surrounding land uses. Further, the proposed Zone Change will not have the potential to degrade the quality of the environment, does not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, since the proposal will make improvements to the existing road network that are necessary, and will eventually triggered even if the project is not built. Therefore, the surrounding properties would not be adversely affected.*
- 7. That the proposed change of zone promotes public health, safety, and general welfare and serves the goals and purposes of this Title 19.** *The proposed Zone Change promotes the public health, safety and welfare by implementing the City's goal of preserving and remediating the subject site, thus creating a viable lifestyle center area that would help to contribute to the long-term economic viability of the City.*

GENERAL PLAN AMENDMENT 21-01

Pursuant to Commerce Municipal Code Section 19.39.370 the City Council further finds as follows:

- 8. That the proposed amendment is in the public interest and that there will be a community benefit resulting from the amendment.** *The subject amendment will further the goals and objectives of the City's General Plan. The Plan calls for the City to explore the feasibility of developing an area devoted to active family recreation. The proposed Project would create a lifestyle center, providing a centrally located living and shopping alternative to the City's residents and visitors. The Modelo development would eliminate a hazardous materials site and provide new opportunities for employment and an expansion of the City's tax base. The Project would provide beneficial new amenities such as public and private open space, and commercial amenities such as a supermarket, museum, various retail spaces, and area restaurants. To achieve this, the existing Veterans Memorial Park which is in need of repair, will be demolished and replaced with a new, larger state of the art*

Community Center, sports complex, and open park space. The proposed project would help to eliminate blight currently existing at the project site, while serving to implement the goals of City's General Plan. Therefore, the subject General Plan Amendment is necessary for the vision set forth in this request to be realized.

9. That the proposed amendment is consistent with the other goals, policies, and objectives of the general plan. *The subject amendment would help promote the following policies in the Commerce General Plan:*

Community Development Policy 1.3. The city of Commerce will continue to implement specific standards for new commercial developments located adjacent to residential neighborhoods in order to ensure that adequate buffers are provided so that negative impacts such as noise, light pollution, truck use, and traffic may be mitigated;

Community Development Policy 2.2. The city of Commerce will encourage and promote the development of quality restaurants in the city to serve residents and visitors alike, and discourage the further proliferation of fast-food restaurants in the city;

Community Development Policy 2.5. The city of Commerce will explore the feasibility of constructing a supermarket to serve those portions of the city south of the Santa Ana Freeway;

Community Development Policy 4.1. The city of Commerce will explore the feasibility of developing an area devoted to active family recreation;

Community Development Policy 4.2. The city of Commerce will promote the development of commercial enterprises that provide family entertainment; Community Development Policy 5.1. The city of Commerce will promote the development of new housing for all income groups;

Community Development Policy 5.2. The city of Commerce will continue to explore new opportunities for housing and services to meet the needs of the labor force, and as a means to attract new business and industry to the city; Community Development Policy 6.1. The city of Commerce will promote the creation of area themes" to enhance the city's living and working environment;

Community Development Policy 6.3. The city of Commerce will require new commercial industrial development to employ architectural and site design techniques that will promote quality and efficient development;

Housing Policy 1.4. The city of Commerce will promote the development of new housing for low-through upper-income households; and

Housing Policy 1.5. The city of Commerce will explore opportunities for new residential development within those areas of the city occupied by vacant, obsolete commercial and industrial uses.

Therefore, the subject General Plan amendment is consistent with the General Plan, as it would help to further the City's goals of exploring uses that will contributed to the City's economic, employment, and residential base.

10. That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations. *The proposed Amendment would not conflict with the provisions of the Zoning Ordinance or subdivision regulations. The Amendment would create greater consistency with the General Plan and the intended use of the subject project. Planning case law has placed the General Plan atop the hierarchy of local government laws that regulate land use and development. Consequently, State planning law mandates consistency between the General Plan and all other land use plans. The zoning ordinance, which includes subdivision regulations, must all be consistent with the policies, plans, and standards contained in the General Plan. In conjunction with the proposed General Plan Amendment, a Zone Change has been initiated for the property to ensure compatibility between the General Plan and Zoning Map and text. Therefore, the proposed General Plan Amendment, with adoption of the accompanying zone change and zone text amendments, will not conflict with provisions of the zoning ordinance or subdivision regulations.*

11. In the event that the proposed amendment is a change to the land use policy map that the amendment will not adversely affect surrounding properties. *The General Plan Amendment will not adversely affect surrounding properties, as it will serve to expand a use that will assign a portion of the proposal towards an area devoted to active family recreation. Further, the proposed General Plan Amendment will not have the potential to degrade the quality of the environment, does not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals. Furthermore, the proposal includes various improvements to the site that will, among other things, limit or reduce the level of impacts to surrounding property. These improvements include, remediating the existing soil at the subject site, design and build a modern building that will be required to comply with all current building codes, including those requiring the buildings to implement certain green best practices such as solar panels. Last, improvements to certain intersections as identified in the EIR as well as the use of a secondary road to the easternmost portion of the site will relieve traffic pressure in and around area of the proposed project. It is with these and other improvements that will allow for a Project that will coexist in harmony with surrounding property and not adversely affect surrounding property.*

SITE PLAN 21-01

Pursuant to Commerce Municipal Code Section 19.39.680, approval or disapproval of any Site Plan application shall be based upon the following factors and principles:

12. Compliance with all applicable provisions of this Title 19. *The newly proposed mixed-use Project will comply with all applicable requirements of the Commerce Municipal Code and the Modelo Specific Plan (No. 21-01). The proposed uses, intensity of use, and development standards are permitted within the Modelo Specific Plan, the purpose of which is to establish development and land use standards appropriate for a mixed-use project consisting of residential, commercial, entertainment, recreational and civic uses. The requirements of the Specific Plan are intended to provide safeguards and to establish adequate buffer distances*

between uses that pose potentially adverse public health, safety, and welfare impacts and land uses in adjacent, more restrictive zone districts. As stated, the subject Project will meet all applicable requirements of Title 19 and the Modelo Specific Plan.

13. Suitability of the site for the particular use or development intended. *The site currently consists of the Veterans Memorial Park and an undeveloped vacant lot ("Project Site"). The proposed Project is the ideal use for the Project Site. The Project Site contains closed, former landfills, operated by predecessor owners of the Applicant from 1948 to 1954. The Project Site is currently underutilized and possesses significant development constraints given the existence of the inactive former landfills and the substantial cost required to excavate and remove landfill materials. As a part of the Project, the Applicant will, at its cost, excavate and remove the buried waste and replace it with clean fill material under the direction of the Los Angeles Regional Water Quality Control Board. The Project will therefore result in a transformation of what has long been an eyesore to a clean site that is ready to be put to its highest and best use.*

Once the Project Site is remediated, the Applicant will construct the Modelo Project, which will consist of a balanced mix of up to 850 townhomes, apartments, and other types of for sale and rental residential units, and up to 165,000 square feet of commercial, entertainment and public space. Key commercial uses may include, but not be limited to, the following: grocery store, pharmacy, multi-screen movie-theatre or entertainment space, arcade/bowling/family venue, fitness and wellness gym, various restaurants, a sports-bar, a breakfast-venue, a Latino arts or Los Angeleno-regional museum and public gallery space. The Applicant will also construct a revitalized, state of the art park for the City that may include a new Community Center, a multi-disciplinary sports complex, including youth baseball, youth and adult soccer, futsal, basketball, indoor volleyball and open green space as well as walking and bike paths, open parkland, all-inclusive playground and splashpad, picnic and barbecue area. The Project Site is ideally situated for the all-inclusive type of community that is proposed by the Modelo Project. It will provide the residential neighborhoods surrounding the Project Site and throughout the City with a brand new entertainment, retail, civic, and recreational destination. It will bring much needed community amenities to this area of the City, including grocery, pharmacy, and fitness options, as well as revitalized community amenities. Located near major thoroughfares at the intersection of several cities including Pico Rivera, Bell Gardens, Maywood, and Montebello, as well as adjacent to the I-5 Freeway, the entertainment, residential, and retail options will draw in new visitors and residents to the City.

The Project will also beautify the surrounding area and improve its value as a recreational destination by including abundant open and green space, and publicly accessible amenities, including open parkland, walking and bicycle paths on the Project Site, all of which will draw visitors into the Project Site as well as tie the Project Site into the Los Angeles River and the Rio Hondo River tributary and existing bike path.

14. Physical layout of the total development, including the application of prescribed development standards. *The Project shall be so arranged to further the policies of the General Plan and zoning regulation including, but not limited to, avoiding traffic congestion, ensuring the protection of public health, safety, and general welfare, and preventing adverse effects on neighboring properties. The Modelo Project will further the policies in the Commerce General Plan. The site has the "Modelo Specific Plan" land use designation, which is intended to support the uses such as those being proposed. Adequate safeguards will be provided to ensure the protection of the public health, safety, and welfare. The Modelo Specific Plan's purpose is to implement the vision for the reuse and recycling of land through the establishment of land uses, design criteria, development regulations, infrastructure plans and implementation procedures that will guide development in an orderly fashion, consistent with City policies and procedures. To ensure that the Modelo Project will not diminish traffic infrastructure capacity for the neighboring properties, the Applicant will be constructing traffic improvements at nine intersections near the project site, as described as project design features in more detail in the Final Environmental Impact Report, State Clearinghouse No. 201908312, as well as additional shading, seating, signage and other improvements for bus stops in the Modelo Project vicinity.*

15. Consistency with all elements of the General Plan. *General Plans are required to not only be consistent with a City's zoning ordinance, but they must also be internally consistent. Therefore, individual elements must be consistent with one another. If a project is consistent with one element of a General Plan, it should therefore be consistent with the rest of the document. The Project includes a General Plan Amendment changing the land use map designation of the Project site from Low Density Residential, Public Facility, and Commercial Manufacturing to Modelo Specific Plan. The Project approvals also include a zone change for the Project site from Public Facility and Commercial Manufacturing to Modelo Specific Plan. These changes will assure that the Site Plan and other Project entitlements are consistent with the General Plan as Amended. The subject project includes consistency with following policies in the Community Development Element of the General Plan:*

Community Development Policy 1.1. The City of Commerce will continue to promote land use compatibility.

Community Development Policy 1.3 -The City of Commerce will continue to implement specific standards for new commercial developments located adjacent to residential neighborhoods in order to ensure that adequate buffers are provided so that negative impacts such as noise, light pollution, truck use, and traffic may be mitigated.

Community Development Policy 2.3. The City of Commerce will promote the development of larger, more efficient, commercial retail shopping centers as opposed to smaller "strip commercial" centers.

Community Development Policy 4.1. The City of Commerce will explore the feasibility of developing an area devoted to active family recreation.

Community Development Policy 4.2. The City of Commerce will promote the development of commercial enterprises that provide family- entertainment.

Community Development Policy 5.1. The City of Commerce will promote the development of new housing for all income groups.

Community Development Policy 6.1. The City of Commerce will promote the creation of “area themes” to enhance the city’s living and working environment.

Community Development Policy 6.2 -The City of Commerce will require new commercial and industrial development to employ architectural and site design techniques that will promote quality and efficient development.

Community Development Policy 6.3. The City of Commerce will require new commercial and industrial development to employ architectural and site design techniques that will promote quality and efficient development.

Transportation Policy 1.3. The City of Commerce will implement the standards for roadways identified in the Transportation Element in the planning and construction of future street improvements in the City.

Transportation Policy 3.4. The City of Commerce will promote the development of safe and convenient pedestrian access between residential neighborhoods and the parks and schools that serve those neighborhoods.

Transportation Policy 4.3. The City of Commerce will require that the cost of new transportation-related improvements be borne by the developments that create the need for such improvements.

Transportation Policy 5.1. The City of Commerce will ensure that adequate off-street parking and loading facilities are provided for businesses and residences in the City.

Housing Policy 1.1. The City of Commerce will strive to provide a diverse inventory of housing that meets the needs of those who desire to reside in the City.

Housing Policy 1.2. The City of Commerce will promote the development of a wide range of housing by location, type, and price to meet the existing and future needs of the City.

Housing Policy 1.4. The City of Commerce will promote the development of new housing for low-through upper-income households.

Housing Policy 1.5. The City of Commerce will explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses.

Housing Policy 4.1 -The City of Commerce will ensure that new higher-density residential projects are kept at a scale (number of units, height, etc.) compatible in design with adjacent residential areas.

Housing Policy 4.3. The City of Commerce will encourage quality construction in new residential development and require all properties to be maintained to the greatest extent possible.

Resource Management Policy 2.4. The City of Commerce will explore opportunities for the development of a city museum and cultural center.

Resources Management Policy 4.5. The City of Commerce will require that at least five percent of the site area of all new commercial and industrial developments be landscaped.

Resource Management Policy 5.2. The City of Commerce will strive to create more “green space” and recreational facilities that will accommodate skateboarding, roller hockey, and field soccer programming.

Resource Management Policy 5.3. The City of Commerce will continue to upgrade existing facilities to improve park appearance and utility.

Resource Management Policy 5.4. The City of Commerce will expand Veteran’s Park and Bristow Park to include such facilities as soccer fields and basketball courts.

Safety Policy 4.1. The City of Commerce will ensure that appropriate mitigation measures relative to soil contamination and soils characteristics (subsidence, erosion, etc.) are required for development and redevelopment in order to reduce hazards.

The abovementioned policies, along with other policies and elements identified in the General Plan will help contribute to an orderly pattern of development in the City, while helping to contribute to the City's economic well-being.

16. Suitability and functional development design; however, such approval shall not be interpreted to require a particular style or type of architecture. *The Project is designed to meet the City's development standards, including those related to height, residential density and commercial intensity. The Project was also evaluated to ensure it met the City's site planning criteria and design guidelines as detailed in the Modelo Specific Plan. The Project meets the intent and standards set forth in the Commerce Municipal Code; therefore the proposed building and use are suitable for the Project Site and its surroundings.*

VESTING TENTATIVE SUBDIVISION MAP 833334

The California Subdivision Map Act requires that the City Council make the following findings before approving this subdivision.

17. Government Code Section 66473.5(a). *The proposed subdivision, with the provisions for the design and improvement, are consistent with the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code. Vesting Tentative Tract Map No. 83334 is consistent with all elements of the City’s General Plan as amended. The Amended General Plan Land Use designation on the subject site is Modelo Specific Plan. The proposal includes the implementation of a Specific Plan and a zone change and zone text amendment that will ensure the proposal is in full compliance with all provisions of the Amended General Plan.*

18. Government Code Section 66474.

a. **The site is physically suitable for the proposed density of development.** *The subject site is physically suitable to accommodate the density proposed by the applicant. The*

Project site has a land area of approximately 17.5 acres and will be developed in accordance with a new Specific Plan that will set forth the permissible density for the site.

- b. **The subdivision or proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.** *The proposed Project will not cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitat. As part of the proposal, the site will be remediated, therefore improving the environmental condition on the Property. In addition, the EIR analyzes the potential impacts to biological resources and found that all potential impacts to biological resources were either less than significant or able to be mitigated to less than significant with the imposition of mitigation measures, which are required to be implemented by the Project applicant.*
- c. **The subdivision or type of improvement will not cause serious public health problems.** *The subdivision or type of improvements will not likely cause serious public health problems because the Project will be required to comply with the highest, review by both City and State agencies, including the California State Water Resources Control Board.*
- d. **The proposed subdivision and improvements will not conflict with the easements for access through or the use of the property within the proposed subdivision.** *The subdivision or type of improvement will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Any situation that may conflict with this provision will be subject to the discretion of the easement holder.*

19. Government Code Section 66474.6.

- a. **The discharge of waste from the proposed subdivision into the existing community sewer system will not violate existing requirements of the Water Code.** *The subdivision or type of improvement will not violate any existing requirements of the Water Code. The discharge of waste from the site will need approval by the Sanitation District which will ensure that no existing requirements of the Water Code are violated.*

SIGN MASTER PLAN

- 20. Master Sign Plans are regulated by Chapter 19.25.130, and are intended to allow for creativity and flexibility for unique situations, or large developments such as Modelo. The proposed Sign Master Plan that is included as part of the Modelo Specific Plan and is an attachment to this report is intended to provide for control and supersede inconsistencies with the regulations of the base sign standards. In this case, the Modelo Master Sign Plan includes provisions for exterior-facing signage as well as in-project (within site) signs, both of which provide wayfinding for visitors to navigate to, from and in and around the site, as well as to provide promotional opportunities for grocery, restaurant, and commercial

tenants as well as for the Community Center and Museum, with the goal to provide an invitation to Southern California and nearby cities to visit the site's retail and museum amenities and enjoy the Model environment created by Modelo. The Plan provides for specific placement, sizing and specifications for signs throughout the Project as well as for light standard banners and monument signs that are outside of the Project. As proposed, all signs will be in keeping with design standards that honor the Latin American design influences with an eye toward a model 21st century design.

DEVELOPMENT AGREEMENT

21. Pursuant to the Government Code Sections 65864 through 65869.5, and in light of the record before it including the staff report (and all attachments), Planning Commission recommendation, and all evidence and testimony heard at the duly noticed public hearing on February 8, 2022 for this item, and in light of all evidence and testimony provided in connection with this Project, the City Council FINDS that the proposed Development Agreement is consistent with the goals and policies of the General Plan set forth as follows. The Project is consistent with the General Plan, as amended, in that it contributes to help establish an orderly pattern of development, by providing housing, and recreational and commercial amenities in an area that was previously vacant undeveloped land which is part of a hazardous materials site. The General Plan as amended specifically contemplates the development of this site for the purposes described in the Development Agreement.