

RESOLUTION P-2025-3137

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FORTUNA
RECOMMENDING THAT THE FORTUNA CITY COUNCIL CERTIFY
COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
AMEND TITLE 17 OF THE FORTUNA MUNICIPAL CODE CHAPTERS 17.03,
17.06, AND 17.08, AND AMEND THE ZONING MAP CONSISTENT WITH THE
HOUSING ELEMENT AND MILL DISTRICT SPECIFIC PLAN**

WHEREAS, the City of Fortuna, California (City) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, California Government Code Section 65850, et seq. authorizes cities to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, California Government Code subdivision (a) of Section 65860 requires that a city's zoning regulations be consistent with its general plan; and

WHEREAS, pursuant to Section 65300 of the State Planning and Zoning Law (Division 1 Title 7 of the California Government Code) in October 2010, the Fortuna City Council certified the Program Environmental Impact Report (PEIR) for the Fortuna General Plan 2030 (State Clearinghouse # 2007062106) and adopted Fortuna General Plan 2030 as the long-term vision for the City's physical evolution. General Plan 2030 includes the following elements: Land Use, Economic Development, Housing, Transportation and Circulation, Natural and Cultural Resources, Parks, Recreation, and Open Space, Public Facilities, Health and Safety, Community Design, and Administration and Implementation. Each element of the General Plan provides Goals, Policies, and Programs to carry out the objective of the Element, as required by State Law; and

WHEREAS, on February 18, 2025 the Fortuna City Council adopted Resolution 2025-04, adopting the Mill District Specific Plan to implement the various goals, policies, and programs of the Fortuna General Plan, 2030;

WHEREAS, the Mill District Specific Plan (MDSP), the MDSP proposes the rezoning of seventy-nine (79) properties, identified as Area A in Exhibit A attached hereto and hereby incorporated by reference in its entirety, that are zoned Commercial Thoroughfare (C-T) zoning and Residential Multifamily with Qualified Combining Zone adopted by Ordinance No. 88-532 Z (R-M-Q-2) to Residential Multifamily (R-M); and

WHEREAS, fifty-seven (57) properties in Area A are improved with single family residences according to the Humboldt County Assessor. The rezoning of single family residential properties in Area A to the R-M zone would render the existing single family residences to be non-conforming buildings pursuant to Fortuna Municipal Code (FMC) subsection D.7 of Chapter 17.03.012, and subsection B.2 of Chapter 17.06.130. An action to rezone that renders the existing single family residences to be non-conforming buildings creates regulatory barriers for the repair, maintenance, and replacement of the existing single family residences, and therefore is not in the public interest; and

WHEREAS, the proposed Zoning Map amendments for Area A to change the R-M-Q-2 zoning and the Commercial Thoroughfare (C-T) zoning to Multifamily Residential with a Qualified Combining Zone (R-M-Q) that specifies that by right uses (without discretionary review) shall include single

family residences and multifamily housing developments in which at least 20 percent of the units are affordable to lower-income households, and conditionally permitted uses include multifamily housing developments in which less than 20 percent of the units, excluding a designated manager's unit, are not affordable to lower income households are conditionally permitted are consistent with the Mill District Specific Plan of the Fortuna General Plan, 2030, state housing law, and is in the public interest; and

WHEREAS, on August 19, 2019, the Fortuna City Council adopted Resolution 2019-21 adopting the 2019-2027 Housing Element of the Fortuna General Plan, 2030. Since the Housing Element was adopted there have been numerous changes in state law regarding supportive and transitional housing. These changes are in effect throughout the state including in the City of Fortuna. The City's Zoning Ordinance, however, still reflects regulations that no longer apply because of the changes made at the state level; and

WHEREAS, the proposed amendments to Title 17 of the FMC will implement Programs H-12 and H-18 of the Housing Element of the Fortuna General Plan, 2030, and will update those portions of the Zoning Regulations that are currently inconsistent with state housing law: proposed amendments to Chapter 17.03 will modify the permitted uses section of various zoning districts, amendments to Chapter 17.06 will add standards for Supportive Housing Developments to implement California Government Code Sections 65650–65656, and amendments to Chapter 17.08 will add and update the various definitions of the FMC; and

WHEREAS, the proposed Zoning Regulation amendments are consistent with, and implement, Housing Element Program H-12, Transitional and Supportive Housing, that has an objective to “Amend the Zoning Ordinance to state that transitional and supportive housing types [will be allowed] consistent with state law”; and that the proposed Zoning Regulation amendments are consistent with, and implement, Housing Element Program H-18 that directs the City to update the definition of family consistent with state law; and

WHEREAS, the proposed Zoning Map amendments to the Q-2 Qualified Combining Zone and the Qualified Combining Zone Q-16 adopted by Ordinance No. 2002-633 Z (hereafter “Q-16”) will allow by right multifamily housing developments in which at least 20 percent of the units are affordable to lower-income households, subject to meeting the City's Objective Planning Standards; and

WHEREAS, the proposed Zoning Map amendments to Area B and Area C, as identified in Exhibit A, to change the Qualified Combining Zone Q-2, and the Qualified Combining Zone Q-16, are consistent with, and implement, Housing Element Program H-10, Maintain an Inventory of Affordable Housing Sites and Ensure Site Feasibility, which commits the City to “rezone all sites zoned R-M with a General Plan designation of Residential High, to allow residential use by- right. This by right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households”; and

WHEREAS, the proposed Zoning Map amendments to change the Zoning on Assessor Parcel Numbers 201-081-018, 201-081-019, 201-081-029, and 201-081-031, being located in Area A, from Commercial Thoroughfare (C-T) to Multifamily Residential (R-M-Q) are consistent the Mill District Specific Plan which designated these parcels as Residential Multifamily, and the City's General Plan Administrative and Implementation Program AI-4: “The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: Zoning Ordinance, Subdivision Ordinance, Building Code, and Development Standards with Administrative and Implementation Program AI-4: “The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure

consistency with the General Plan. These shall include the following: Zoning Ordinance, Subdivision Ordinance, Building Code, and Development Standards; and

WHEREAS, the proposed Zoning Map amendments to the Q-2 and Q-16 Qualified Combining Zones are also consistent with Administrative and Implementation Program AI-4: "The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: Zoning Ordinance, Subdivision Ordinance, Building Code, and Development Standards; and

WHEREAS, on October 1, 2025, the City caused to be mailed public hearing notices to the owners of property affected by the proposed Zoning Map amendments; the City published a public hearing notice in the October 2, 2025 edition of the North Coast Journal, and the same notices were posted in conspicuous locations including City Hall and the City website, specifying the availability of the proposal, and the date, time, and location of the public hearing for these amendments to the FMC and Zoning Map; and

WHEREAS, pursuant to and in accordance with the provisions of the State of California Guidelines for Implementation of the California Environmental Quality Act (Title 14 of the California Code of Regulations, hereafter "CEQA Guidelines"), the City is the lead agency for the preparation and consideration of environmental documents for the proposed project; and

WHEREAS, on February 18, 2025 the Fortuna City Council adopted Resolution 2025-03 adopting Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, and certifying the Final Supplemental Environmental Impact Report (SEIR) prepared for the MDSP, and that the MDSP SEIR also analyzed Zoning Map Amendments for Area A, being the same geographic area presented in Figure 3-3 of the adopted MDSP and mapped in Figure 3 and labeled as areas 6, 8, 9, and 10 in the section 2.7, page 47, of the certified SEIR for the MDSP dated August 29, 2024. Therefore, the City has already complied with the requirements of CEQA for the Area A Zoning Map amendments; and

WHEREAS, the proposed Zoning Regulation amendments and Zoning Map amendments for Area B and Area C are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the "General Rule", which states that a project is exempt from CEQA where it can be seen with certainty that there is no possibility that the project would have a significant effect on the environment; and

WHEREAS, the amendments to the Zoning Regulations and Zoning Map are consistent with the Fortuna General Plan; and

WHEREAS, the amendments to the Zoning Regulations and Zoning Map are in the public interest; and

WHEREAS, the amendments Zoning Regulations and Zoning Map are internally consistent with Title 17, and other adopted titles of the Fortuna Municipal Code; and

WHEREAS, all legal prerequisites to the adoption of the Ordinances have occurred; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that the City Council adopt, by ordinance, amendments to the Fortuna Zoning Regulations in Attachment 2 of this staff report and amendments to the Zoning Map in Attachment 3 of this staff report incorporated herein.

PASSED AND ADOPTED on this 28th day of October, 2025 by the following vote:

AYES: Commissioner Amen, Calkins, Christensen, Dorris, Halley, Vice Chair Nichols
Chair Kein

NOES: none

ABSENT: none

ABSTAIN: none

ATTEST:



Michael Kein, Planning Commission Chair



Steven Merced Casanova, Planning Commission Secretary

EXHIBIT A

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-042-001	1486 NEWBURG RD	Area A	0.10	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-002	1502 NEWBURG RD	Area A	0.10	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-003	1514 NEWBURG RD	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-004	1536 NEWBURG RD	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-005	430 S 16TH ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-006	440 S 16TH ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-009	452 S 16TH ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-010	470 S 16TH ST	Area A	0.84	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-042-011	457 S 15TH ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-012	not assigned	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-042-013	439 S 15TH ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-014	431 S 15TH ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-042-016	not assigned	Area A	0.01	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-042-017	446 S 16TH ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-001	1650 NEWBURG RD	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-003	451 S 16TH ST	Area A	0.31	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-081-010	446 S SPRING ST	Area A	0.25	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-016	441 S 16TH ST	Area A	0.21	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-018	1690 NEWBURG RD	Area A	0.11	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-019	1680 NEWBURG RD	Area A	0.09	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-021	1701 1ST ST	Area A	0.28	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-023	477 S 16TH ST	Area A	0.21	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-025	481 S 16TH ST	Area A	0.30	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-026	456 SPRING ST	Area A	0.25	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-081-027	not assigned	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-029	not assigned	Area A	0.07	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-081-031	not assigned	Area A	0.05	Mill District (MD)	CT	FMC 17.03.022 Commercial Thoroughfare	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-081-032	434 SPRING ST	Area A	0.15	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-033	431 S 16TH ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-034	1566 NEWBURG RD	Area A	0.15	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-035	477 S 16TH ST	Area A	0.24	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-081-036	483 S 16TH ST	Area A	0.35	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Taxable MH on fee parcel

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-081-037	486 S SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-081-039	479 S SPRING ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-082-004	538 S SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-082-005	510 S SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-082-006	530 S SPRING ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-082-008	1702 1ST ST	Area A	0.98	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-083-011	455 S SPRING ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-083-016	447 S SPRING ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-083-025	1805 1ST ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 10+ Units
201-083-028	491 S SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-083-030	485 SPRING ST	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-083-031	not assigned	Area A	0.22	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Public Land, Schools, Non Taxable Entities
201-084-001	509 S SPRING ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-084-005	527 S SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-084-006	not assigned	Area A	0.06	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-091-002	548 S SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-091-003	562 S SPRING ST	Area A	0.16	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-091-004	574 S SPRING ST	Area A	0.15	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-091-005	592 S SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-091-007	1651 2ND AV	Area A	1.37	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Rural - Improved
201-092-005	638 S SPRING ST	Area A	0.24	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-006	650 S SPRING ST	Area A	0.14	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-007	658 S SPRING ST	Area A	0.14	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-009	1699 3RD ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-092-010	1695 3RD ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-011	1685 3RD ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-021	1620 2ND AV	Area A	0.40	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 5-9 Units
201-092-024	1702 2ND AV	Area A	0.16	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-025	1666 2ND AV	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-031	1675 3RD ST	Area A	0.19	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-032	not assigned	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-092-033	676 S SPRING ST	Area A	0.26	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-092-034	608 SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-092-036	622 SPRING ST	Area A	0.20	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-001	not assigned	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-093-002	573 S SPRING ST	Area A	0.10	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-003	587 S SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-004	1807 2ND AV	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-093-009	558 SPRING ST	Area A	0.12	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-093-010	555 S SPRING ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-093-011	not assigned	Area A	0.13	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-094-001	607 S SPRING ST	Area A	0.24	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-094-007	659 S SPRING ST	Area A	0.18	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved, 2-4 Units
201-094-012	681 S SPRING ST	Area A	0.37	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-094-013	627 S SPRING ST	Area A	0.22	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-094-014	641 S SPRING ST	Area A	0.21	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
202-011-001	694 S SPRING ST	Area A	0.11	Mill District (MD)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Improved Single Family Residential
201-149-023	not assigned	Area B	0.53	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential

EXHIBIT A (continued)

APN	Situs Address	Zoning Area	Parcel Acreage (+/-)	GP Land Use Designation	Current Zoning	Current Zoning Ord.	Proposed Zoning	Assessor Description
201-149-024	not assigned	Area B	0.53	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-149-026	not assigned	Area B	3.76	Residential High (RH)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Rural - Improved
201-149-037	not assigned	Area B	0.24	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
201-149-039	not assigned	Area B	0.23	Residential Medium (RM)	RM (Q-2)	Ord. No. 88-532 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
200-165-021	2381 VIRGINIA DR	Area C	0.17	Residential Medium (RM)	RM (Q-16)	Ord. No. 2002-633 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
200-165-022	2407 VIRGINIA DR	Area C	0.15	Residential Medium (RM)	RM (Q-16)	Ord. No. 2002-633 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential
200-165-023	2431 VIRGINIA DR	Area C	0.14	Residential Medium (RM)	RM (Q-16)	Ord. No. 2002-633 Z	Residential Multifamily Qualified (R-M-Q)	Vacant Single Family Residential