



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: August 26, 2004

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Prepared by: Fred Neet, Principal City Planner

Approved by: Barbara Sporlein, Director of Planning

Subject: Appeal of the City Planning Commission decision by Greg Leonard, on behalf of Basim Sabri, to deny a conditional use permit for a farmer's market at 206 Elroy Street.

Previous Directives: On July 12, 2004, the City Planning Commission recommended approval of an Industrial Living Overlay District (ILOD) for 206 Elroy which included 2920 through 2928 Pillsbury Avenue; approved a conditional use permit (CUP) for 69 dwelling units; denied a CUP for a farmer's market; and continued the site plan review to July 26, 2004.

Financial Impact: Not applicable

Community Impact: See staff report

Ward: 6

Neighborhood Notification: Notice was sent to Whittier Alliance June 21, 2004
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City Goals: See staff report

Comprehensive Plan: See staff report

Zoning Code: See staff report

Living Wage/Job Linkage: Not applicable
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Other: Not applicable

Background/Supporting Information: On behalf of Basim Sabri with Karmel Properties LLC, Greg Leonard appeals the decision of the City Planning Commission to deny a CUP for a farmer's market at 206 Elroy Street. Extensive written and verbal testimony reported that an adjacent property, Karmel Square, has inadequate off-street parking which results in significant traffic congestion on Pillsbury Avenue and considerable hardship to nearby residences. Mr. Leonard declares that the Commission approved a farmer's market at this location in 2001 and again in 2003, and the City Council confirmed this approval on appeal in 2003. Mr. Leonard also notes that the proposed development complies with all parking requirement on-site.
