



CITY COUNCIL MEETING AGENDA EXECUTIVE SUMMARY

August 4, 2026

This Executive Summary includes only certain issues on the City Council Meeting Agenda which require a vote, and for which the City Council is not familiar. The City Council Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Items:

F.1. Ordinance No. 2026-06-Z. Rezoning property located at 3250 W 11400 S from A-5 (Agriculture) & R-1.8 (Single-Family Residential) zones to R-1.8 (Single-Family Residential). *(By Miguel Aguilera, Planner II)*

The application encompasses three parcels, one of which is currently unbuildable due to its small lot size. The existing parcel configuration does not align with the current zoning boundary, suggesting that the land was previously comprised of two parcels split between the Agricultural (A-5) and Single-Family Residential (R-1.8) zones before a subsequent lot split shifted the boundary lines.

The applicant requests a rezone to establish a uniform R-1.8 zoning designation across all three properties. The parcels zone A-5 are considered nonconforming as they are not the minimum size required for that zone. Approval of this request would bring two of the parcels into full compliance with the R-1.8 minimum lot size standards and enable a future lot line adjustment that maintains legal conformity for the site. The applicant intends to maintain the existing land uses and general layout, with the primary objective of adjusting an internal property line.

The application is in conformance with the General Plan and the City's Strategic Priorities. Staff recommends approval of the application based on the report analysis, findings and conclusions.

Recommendation: Approve rezoning property located at 3250 W 11400 S from A-5 (Agriculture) & R-1.8 (Single-Family Residential) zones to R-1.8 (Single-Family Residential).