

April 5, 2022

Planning Department

## PROJECT JUSTIFICATION LETTER

RE: ZELZAH SHRINE LOT EXPANSION AND BACK LOT IMPROVEMENTS

To whom it may concern.

The project consists of setting back the eastern boundary of the lot with parcel number 16201401003, 90' towards parcel 16201401004.

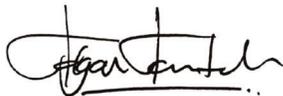
The section attached to parcel 16201401003 additionally requires a zoning change from Single Family Resident District (R-1) to Limited Commercial District (C-1). The project meets existing City regulations.

This project not applicable with the sustainability standards. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use, The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

We strongly believe that this project will contribute to improve the zone image and will be a great contribution to the neighborhood.

We have the certainty than you will help us to achieve our goal on making this project reality.

Sincerely



Edgar D. Montalvo

22-0186  
04/07/2022