

Planning Case

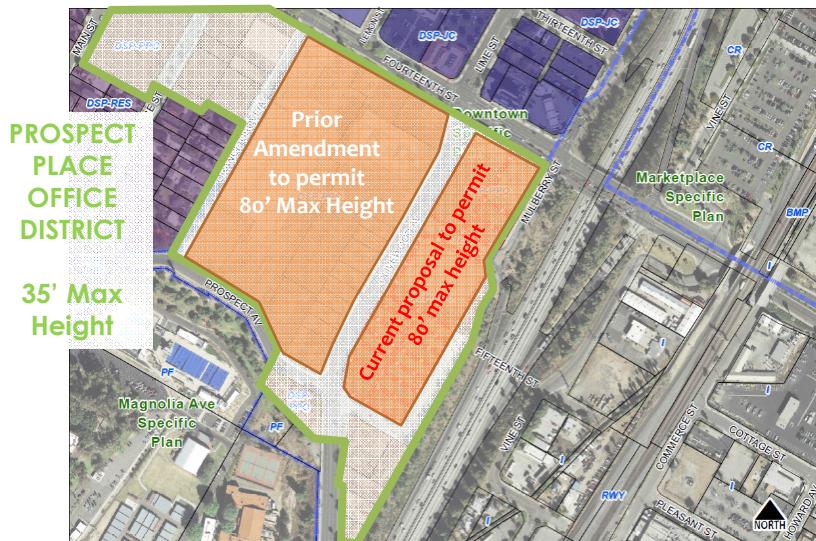
P15-0326 (Specific Plan Amendment)

Community & Economic
Development Department

City Council
December 1, 2015

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DOWNTOWN SPECIFIC PLAN LAND USE



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PROPOSED SPECIFIC PLAN AMENDMENT

9 PROSPECT PLACE OFFICE DISTRICT

9.5 DEVELOPMENT STANDARDS FOR THE PROSPECT PLACE OFFICE DISTRICT

All property in the Prospect Place Office District shall be developed in accordance with the following standards:

9.5.1 Maximum Floor Area Ratio

The maximum floor area ratio shall be 1.5, except for the following:

- (1) For parcels that have frontage on 14th Street, the maximum floor area ratio shall be 4.0.

9.5.2 Maximum Height

The maximum building height shall be 35 feet, except for the following:

- (1) For parcels that have frontage on 14th Street, the maximum building height shall be 80 feet to a depth of 300 feet from the front property line, except that development within the entire block bounded by 14th Street, Olivewood Avenue, State Highway 91, Prospect Avenue and Orange Grove Avenue may have a maximum building height of 80 feet, subject to approval of a site plan to ensure compatibility with surrounding historic residential structures.

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RECOMMENDATION

That the City Council:

1. Determine the proposed is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sec. 15061(b)(3), as the proposed development standard is a height limit that currently exists in the Prospect Place Office District and is only being expanded to be consistent over the entire District, and that no specific physical development is included in this request; therefore the General Rule of CEQA applies since it can be seen with certainty that there is no possibility that the amendment would have the potential to significantly effect on the environment;
2. Approve Planning Case P15-0326 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report; and
3. Introduce and subsequently adopt the appropriate Resolution.

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2012 AERIAL PHOTO



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GENERAL PLAN



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ZONING



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