

PLANNING COMMISSION
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: OCTOBER 8, 2015

Case Number: P15-0326 (Specific Plan Amendment)

CONDITIONS *All mitigation measures are noted by an asterisk (*).*

Case Specific

- **Planning**

1. The Downtown Specific Plan shall be amended as shown on Exhibit 7.
2. The exhibits and text of the Downtown Specific Plan shall be revised as appropriate, in conformance with the standards discussed in the body of the report.
3. The City Attorney's Office shall prepare the appropriate Resolution for Council adoption of the Specific Plan amendment.

Standard Conditions

- **Planning**

4. There shall be a two-year time limit in which to satisfy the following conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
5. All necessary parcel description describing the exact area subject to the Specific Plan Amendment shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. Descriptions are required to be on 8 1/2 inch by 11 inch paper with the title "Attachment A" at the top.