



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

PLANNING CASES: P16-0124 (Downtown Specific Plan Amendment)

Specific Plan Amendment Findings consistent with Chapter 19.820 and pursuant to 19.810.

- a. The proposed Specific Plan Amendment is consistent with the General Plan 2025 and the intent and purpose of the Downtown Specific Plan (DSP) land use designation, as the changes to the specific plan facilitate the promotion of new high-density residential, office and commercial/entertainment uses, and the development of quality buildings that support a unique and vibrant environment of constant energy that is active and lively day and night;
- b. The Specific Plan Amendment does not result in any changes to the Downtown Specific Plan that result in nonconformance with California Government Code Section 65451;
- c. The proposed Specific Plan Amendment to allow higher buildings with the issuance of a conditional use permit, and to make changes related to floor area ratios that provide clarity and eliminate development barriers, will not have substantial adverse effects on the surrounding property or uses, and will be compatible with the existing and planned land use character of the surrounding area;
- d. The proposed Specific Plan Amendment to allow higher buildings with the issuance of a conditional use permit, and to make changes related to floor area ratios that provide clarity and eliminate development barriers, is substantially compatible with existing and proposed uses in the area, including factors relating to location, operation, building design, site design, traffic characteristics and environmental impacts;
- e. The proposed Specific Plan Amendment will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- f. The proposed Specific Plan Amendment has been considered in relationship to the Program Environmental Impact Report (PEIR) certified for the City's General Plan 2025, and the amendment will not affect or otherwise be detrimental beyond the impacts already considered, evaluated and mitigated in the certified PEIR, as is detailed in the draft PEIR Addendum prepared for the proposed amendment.