

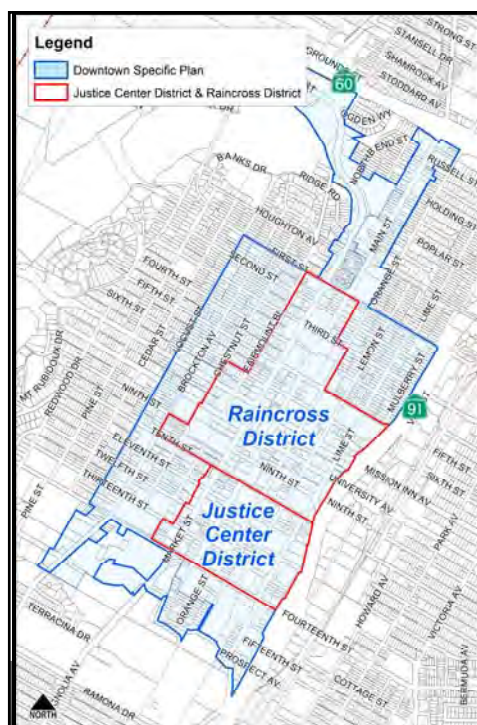


Downtown Specific Plan Amendment

Community & Economic
Development Department

City Council
May 16, 2017

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BACKGROUND

2012 – Downtown Strategy

2015 – Planning Commission
Workshop

Current proposal – Remove barriers
and inconsistencies

April 6, 2017 – Planning Commission

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PROPOSAL

1. Add "Breweries, Brewpubs, Microbreweries, and Wineries" as permitted uses.
2. Change "Business Supply Retail Uses" and "Specialty Retail Uses" to "Retail Sales"



Brewery Example



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PROPOSAL

3. Redefine "Entertainment Establishments" and "Places of Worship" to "Assemblies of People – Entertainment" and "Assemblies of People – Non-Entertainment", respectively.
4. Permit "Assemblies of People" uses in the Justice Center District, subject to a CUP



Justice Center District Restaurant Example



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PROPOSAL

5. Clarify that Mixed-Use Development Projects are permitted "by right" in the Raincross District



Mixed-Use Example



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Recommendations

That the City Council:

1. Determine Planning Case P16-0854 (Specific Plan Amendment) is exempt from further California Environmental Quality review pursuant Section 15061(b)(3), as it can be seen with certainty there is no possibility this proposed amendment to the Downtown Specific Plan will have a significant effect on the environment;



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Recommendations

2. Approve Planning Case Number P16-0854 (Specific Plan Amendment), based on the justification outlined in the staff report; and
3. Adopt the resolution amending the Downtown Specific Plan

