



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: NOVEMBER 17, 2020**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT              WARD: 1**  
**DEPARTMENT**

**SUBJECT: APPROVE PLANNING CASES P19-0064 (GENERAL PLAN AMENDMENT), P19-0065 (SPECIFIC PLAN), P19-0063 (ZONING CODE AMENDMENT), P20-0443 (REZONING), P19-0066 (PROGRAM ENVIRONMENTAL IMPACT REPORT) ADOPTING THE NORTHSIDE SPECIFIC PLAN**

**ISSUE:**

Approve Planning Cases P19-0064 (General Plan Amendment), P19-0065 (Specific Plan), P19-0063 (Zoning Code Amendment), P20-0443 (Rezoning), and P19-0066 (Program Environmental Impact Report) based on the Planning Commission findings outlined in the attached staff report to adopt the Northside Specific Plan.

**RECOMMENDATIONS:**

That the City Council:

1. Adopt a resolution certifying that the Northside Specific Plan Final Program Environmental Impact Report:
  - a. Has been completed in compliance with the California Environmental Quality Act (Public Resources Code 21000 et seq.);
  - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Program Environmental Impact Report prior to approving the project; and
  - c. Reflects the City's independent judgment and analysis and making certain findings of fact.
2. Concur with the findings contained in the Final Program Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact;
3. Adopt the Statement of Overriding Considerations attached to the California Environmental Quality Act Resolution;
4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;

5. Find that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Program Environmental Impact Report;
6. Approve Planning Cases P19-0064 (General Plan Amendment), P19-0065 (Specific Plan), P19-0063 (Zoning Code Amendment), P20-0443 (Rezoning), and P19-0066 (Program Environmental Impact Report) based on the Planning Commission findings outlined in the attached staff report;
7. Adopt the attached Resolution amending the Land Use and Urban Design Element of the General Plan 2025 consistent with the Northside Specific Plan;
8. Adopt the attached Resolution to amend the General Plan Land Use Designation for the affected properties within the City of Riverside and the Sphere of Influence consistent with the Northside Specific Plan;
9. Adopt the attached Resolution adopting the Northside Specific Plan;
10. Adopt the attached Resolution amending the Downtown Specific Plan consistent with the Northside Specific Plan;
11. Introduce and subsequently adopt the attached Ordinance amending Title 19 – Zoning of the Riverside Municipal Code and amend relevant Chapters consistent with the Northside Specific Plan; and
12. Introduce and subsequently adopt the attached Ordinance amending the Zoning designation of the affected City of Riverside properties that fall within the Northside Specific Plan area consistent with the Northside Specific Plan.

**COMMISSION RECOMMENDATION:**

On September 3, 2020, the City Planning Commission approved Planning Cases P19-0063, P19-0064, P19-0065, P19-0066, and P20-0443, and recommended that the City Council find:

1. The draft Program Environmental Impact Report has been completed in compliance with the California Environmental Quality Act;
2. Project alternatives do not meet the program objectives;
3. The project will have a significant effect on the environment but with the implementation of the identified mitigation measures within the EIR, some potentially significant impacts would be mitigated, however, potential impacts associated with the Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and vibration, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and service Systems, and Energy Conservation would remain significant and unavoidable; and
4. Adopt the Program Environmental Impact Report and Mitigation Monitoring and Reporting Program pursuant to Section 21081.6 of the California Environmental Quality Act Guidelines; and
5. Recommended City Council approve Planning cases P19-0064, P19-0065, P19-0063, P20-0043, and P19-0066 based on the findings outlined in the staff report and summarized in the attached findings.

The item was approved by a vote of 8 ayes, 1 no and 0 abstentions.

## **BACKGROUND:**

In 1991, a Community Plan was adopted for the Northside Neighborhood in the City of Riverside and Pellissier Ranch property in the City of Colton. The Community Plan included upgraded development standards and set forth guidelines, goals, and policies for the orderly development of the area based on community input.

The Community Plan was later superseded with the adoption of General Plan 2025 (2007) and the goals and policies were incorporated in the Land Use and Urban Design Element (Northside Neighborhood, pages LU-105 to LU-110). These goals and policies focus on the maintenance and improvement of park and recreation facilities, preservation of long-established residential uses, and enhancement of the small, yet economically successful, commercial and industrial sites.

In April 2015, City Council directed staff to develop a Specific Plan and Program Environmental Impact Report (PEIR) for the Northside Neighborhood consistent with General Plan 2025 Policy LU-7.1.1 and engage the public as part of the project. The following summarizes key dates in the Northside Specific Plan (NSP) process:

- July 2015 – City Council directs staff to initiate a Request for Qualifications and Proposal to complete the NSP and PEIR.
- December 2016 – The City engages a Consultant (Rick Engineering) for the project.
- June - November 2017 – Public outreach including workshops, meet the planner events and informational booths were conducted.
- October 2017 – A status update was provided to the Board of Public Utilities, and the Board held a workshop to review and comment on three land use concepts.
- February 2018 – Land use concept for the NSP was evaluated by the economic development sub-consultant consolidating community input, discussions with city staff, and existing Council policies. The “Consolidated Concept” was subsequently refined based on feedback from the project’s economic development consultant.
- June 2018 – A Draft Framework Plan and Draft Land Use Concept was presented at a community workshop.
- August 2018 – A joint meeting of the Public Utilities Board and City Council was held to review the Draft Framework Plan and Draft Land Use Concept for feedback and direction.
- March 2019 – A Notice of Preparation and Initial Study was released for the NSP.
- April 2019 – A Public Scoping Meeting was held with over 25 comment letters received.
- September 2019 - A status update was provided to the Board of Public Utilities to review the Draft Land Use Concept and alternatives being analyzed as part of the PEIR.
- March – May 2020 – The Draft NSP and Draft PEIR are released for public comment.
- March 10, 2020 - City Council adopted a 45-day interim ordinance (O-7508) for a temporary moratorium on land use entitlements and building permits for all industrial, manufacturing, distribution or warehouse uses on properties zoned, or proposed to be zoned, Business and Manufacturing Park (BMP) or General Industrial (I) within the Northside Neighborhood.

- April 24, 2020 - Prior to the conclusion of the 45-day interim ordinance, the City Council adopted an urgency ordinance (O-7514) extending the moratorium to December 31, 2020, or upon the adoption of the NSP, whichever comes first.
- September 3, 2020 – Planning Commission public hearing recommending approval of the Northside Specific Plan including Planning Cases P19-0064, P19-0065, P19-0063, P20-0443, and P19-0066.

## **DISCUSSION:**

### Overview of the Northside Specific Plan

The Northside Specific Plan (NSP) (Attachment 9) is an inter-jurisdictional plan covering approximately 2,000 acres within the City of Riverside, the City of Colton, and the unincorporated County of Riverside. The NSP focuses on future development of both publicly and privately-owned properties and identifies future development potential to create a balanced community. As part of the NSP planning process, a Program Environmental Impact Report (PEIR) (Attachment 11) was prepared. The NSP establishes land use designations and zones to delineate specific land use areas and development objectives for the Northside Neighborhood.

### Land Use Context

Much of the Northside Neighborhood is developed as well established single-family and multiple-family residential uses with pockets of light industrial and commercial. The Northside neighborhood is unique in that it offers an opportunity to celebrate the region's history, environmental assets, and sports activities through new development that complements and expands on the area's assets.

The Ab Brown Sports Complex and former Riverside Golf Course, approximately 179-acres of vacant or underutilized City-owned property in the heart of the Northside Neighborhood, are an important feature of the Northside Neighborhood. Residents recognize these properties are an opportunity to define the future of the Northside Neighborhood and promote investment on nearby properties. The former Riverside Golf Course provides an opportunity to create an open space area and establish a mixed-use village development with reconstruction of the Springbrook Arroyo as a central feature creating a distinct sense of place and represents a destination for the Northside.

The Trujillo Adobe is an important part of the Northside Neighborhood's history. This historic site is recognized as an opportunity to develop a historic themed district that could serve as a local attraction. Combined with the unique open spaces in the Northside Neighborhood, new residential neighborhoods could take advantage of these assets.

The Main Street area, south of SR-60, is a commercial/industrial area that includes several historic buildings that offer opportunities for mixed-use development. Main Street is an important link between the Northside Neighborhood and Downtown.

In the Northside Neighborhood, non-residential uses, such as office, industrial and commercial sometimes encroach on residential neighborhoods with objectionable noise, odors, and traffic. Uses surrounding the Ab Brown Sports Complex and former Riverside Golf Course include vacant or underutilized properties currently zoned for industrial and warehouse uses. These properties represent opportunities for private investment in the area that could become catalyst projects for

land uses that are more compatible with the established residential uses.

General Plan 2025 includes Policy LU-74.5 that requires industrial properties that interface with residential uses to protect the integrity of those neighborhoods. General Plan 2025 also encourages industrial uses that focus on “clean” technology providing well-paying jobs, such as biotechnology, research and development, and light manufacturing Citywide. Potential development of industrial, manufacturing, distribution, or warehouse development has raised concerns about increased truck traffic on Center Street, Main Street, Orange Street and Columbia Avenue because they provide direct access to Interstate 215 and State Route-60. The existing Business and Manufacturing Park zoning allows for an intensity of development that was not considered in General Plan 2025, creating possible conflicts with residential neighborhoods.

### Project Summary

The Northside Specific Plan (NSP) does not propose changing the land use categories of the well-established single and multi-family residential neighborhoods, or to the industrial uses on the west side of Main Street. The NSP seeks to enhance these areas with changes to allowable uses, improved roadways, sidewalks, landscaping, and public spaces and expanded trail connectivity and neighborhood agricultural opportunities (community gardens, farmers markets, etc.).

Changes to land uses in the Northside Neighborhood are generally proposed for the following areas:

- West of Main Street - This area is currently zoned as industrial and developed as light industrial uses with a recommendation to downzone to a Business Office Park designation.
- West of Ab Brown Sports Complex and Riverside Golf Course - This area is currently zoned BMP – Business Manufacturing Park and developed with a mix of industrial and outdoor storage uses with a recommendation to rezone to HDR – High Density Residential with a Transition Zone Overlay.
- North of Ab Brown Sports Complex and Riverside Golf Course – This area is currently zoned BMP – Business Manufacturing Park and developed with a mix of industrial and outdoor storage uses with a recommendation to rezone to MHDR – Medium High Density Residential with a Transition Zone Overlay.
- Main and Columbia – The area is part of the undeveloped former Riverside Golf Course with a recommendation to rezone to NVC – Northside Village Center to accommodate a mixed-use development.
- Main, south of Columbia and Orange and Columbia, – Several existing multiple family developments are recommended to be rezoned to MHDR – Medium High Density Residential to be consistent with the existing development.
- Strong Street west of Fairmount Boulevard – This single-family residential area is zoned as RR – Rural Residential with a recommendation to rezone to MDR – Medium Density Residential.
- Strong, east of Rivera - The Patricia Beatty Elementary School site is recommended to be rezoned from MDR – Medium Density Residential to PF – Public Facilities.
- North of SR-60 - West of Lafler Drive – This area is currently developed with offices and business parks and zoned O – Office and is recommended to be rezoned to B/OP – Business Office Park.

Key land uses in the NSP include:

- High-Density Residential (HDR) - The High Density Residential area provides opportunities to develop row houses, condominiums and apartments that could include senior housing and multifamily. High Density Residential adjacent to the Central Park encourages use of the public facility, and an eyes-on presence. High Density Residential is also located within the City of Colton on the Pellissier Ranch property, adjacent to the Santa Ana River. The new High-Density Residential designation also includes the Transition Zone Overlay.
- Medium High Density Residential (MHDR) - Existing Medium High-Density Residential neighborhoods in the Northside neighborhood will be maintained in the Specific Plan. The existing Medium High-Density Residential neighborhoods include areas east of Orange Street and north of Columbia Avenue, and several parcels on either side of Main Street, to the south of Columbia Avenue.
- Medium Density Residential (MDR) - Existing Medium Density Residential (MDR) areas in the Northside neighborhood will also be protected under the Specific Plan. Located primarily in the southern and eastern portions of the Northside neighborhood, south of the former golf course and east of Orange Street, these neighborhoods will be maintained.
- Northside Village Center (NVC) - The Northside Village Center, at the northeast corner of Main Street and Columbia Avenue, on a portion of the site of the former golf course property, will serve as the key hub for the Northside neighborhood. Uses could include a local-serving grocery, other community-oriented stores, restaurants, and neighborhood service providers such as a dry cleaner, bank or medical clinic. A mixture of new residential units, including apartments, townhomes, and office space for local businesses is also proposed. This base land use would allow a variety of residential uses (densities between 30-40 units/acre – up to 1,200 units), commercial (up to 461,000 square feet) and support services for existing and future residents.
- Freeway Mixed Use (FMU) - The Freeway Mixed Use area provides a buffer between the freeway and existing neighborhoods. The West La Cadena corridor, adjacent to the I-215 freeway, currently includes a mix of commercial and residential uses. The NSP identifies a transition from Business/Office Park and Office General Plan 2025 land uses to residential and commercial uses. This change will allow the corridor to redevelop into a mixed-use neighborhood with residential uses along the backside of West La Cadena Drive.
- Mixed-Use Neighborhoods (MU) - Mixed Use Neighborhoods in the NSP provide for a variety of uses, including retail, professional offices, service-oriented businesses, single and multi-family residences, and combinations of these uses within mixed use developments. The Mixed-Use Neighborhood designations along Main Street, south of SR-60 provide for an area of transition from Downtown to the Northside neighborhood.
- Commercial (C) - Commercial parcels within the Northside neighborhood will be maintained in the Specific Plan. Existing retail areas at the intersection of Main Street and Strong Street, and the north side of Oakley Avenue (near the SR-60 freeway), between Main Street and Orange Street, will accommodate these types of uses.
- Business/Office Park (B/OP) - Business/Office Park areas in the Northside neighborhood are located north of SR-60 and on the west side of Main Street. These areas provide for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise, or heavy truck traffic. Uses could include corporate and general business offices, research and development, light manufacturing, light industrial and small warehouse uses.
- Transition Zone Overlay (TZO) - For the underdeveloped industrial properties located on the east side of Main Street, north of Columbia Avenue south of Center Street, and the large vacant properties between Placentia Lane and Center Street, a transition overlay

zone is proposed to accommodate the existing uses while recognizing the potential short or long-term feasibility of the marketability of residential uses. In the City of Riverside, this would allow for Business/Office Park land uses to continue and expand, until such time as the real estate market allows the properties to transition to their base zone, which is multi-family residential. In the City of Colton, it allows for the Light Industrial land uses to continue and expand, until such time as the real estate market allows the properties to transition to their base zone, which is either High Density Residential or Industrial Research Park.

- Open Space (OS) - The Draft NSP proposes an open space, parks & trails base land use (OS) for all of the Ab Brown Sports Complex and a large portion of the former Riverside Golf Course. The OS base land use would allow a variety of recreational opportunities. This land use will complement the Northside Village Center.
- Trujillo Adobe Heritage Village (TAHV) - The Specific Plan envisions the refurbishment of the Adobe, along with the development of a cultural resource center in the area around it, to serve as the foundation for the Trujillo Adobe Heritage Village.
- Public Facilities/Institutional (PF) - Public Facilities/Institutional uses will enhance the quality of life in the Northside neighborhood and provide space for cultural facilities and governmental activities. Both public and quasi-public uses, such as educational facilities, hospitals, libraries, utilities, governmental institutions and faith-based buildings would generally be located in these areas.
- Pellissier Ranch Redevelopment (City of Colton) – While this property is located in the City of Colton, ownership by the City of Riverside Public Utilities is an important factor for this area. Pellissier Ranch proposed changes include a high density residential base land use (HDR) on the west, adjacent to the Santa Ana River, and a new light industrial base land use (IRP) on the east. The Transition Zone Overlay allows for flexibility on future development of this site. There is also a small portion with a base land use of outdoor commercial recreation (OCR). Based on discussions with the City of Colton, the NSP will reflect that the residentially zoned properties (HDR) will allow for densities of up to 36 units/acre. The IRP would allow for up to 2.5 million square feet with uses including energy production, laboratories and research, warehousing, manufacturing, offices, parks, restaurants, retail, farmers markets and recreational uses. While Riverside staff recommended a maximum building size of 50,000 for new industrial uses, ultimately, the City of Colton has land use authority. Riverside Public Utilities, as the land owner, can determine, with any land developer, the composition of the final uses at Pellissier Ranch.

The NSP provides direction to create a safe, healthy and balanced community celebrating the history and culture of the Northside Neighborhood. The NSP will ensure future uses and development within the project area are compatible with surrounding properties to further implement the following General Plan 2025 Objectives and Policies:

- Objective LU-70: Provide a balanced community with sufficient office, commercial and industrial uses while preserving the single-family residential preeminence of the community.
- Objective LU-71: Establish the Northside Community as a balanced community in which it is pleasant to live, work and play.
- Policy LU-71.1: Prepare a Specific Plan for the Northside which:
  - Emphasizes the retention of open space and recreational resources;
  - Includes the input of the residents and property owners of the Northside Community;
  - Includes the retention of Reid Park;

- Assumes the retention of a public golf course within the Northside Study Area with generous visual access to this feature or comparable open space from the surrounding community. Basic open space relationships should be retained;
- Considers alternative land uses for properties surrounding the golf course and Reid Park to optimize compatibility with these recreation facilities;
- Retains or relocates the soccer fields to an optimum location;
- Provides a detailed evaluation of alternative uses for the Riverside Public Utilities property in the City of Colton (i.e., former Pellissier Ranch). The evaluation shall include, but not be limited to, recreational and industrial opportunities; and
- Retains the Northside Community Plan Citizens Advisory Committee, or a modified committee of local citizens, as the review committee for the specific plan.

### Environmental Review

A Program Environmental Impact Report (PEIR) has been prepared for the proposed project pursuant to Sections 15161 and 15126.6 of the California Environmental Quality Act (CEQA) and City of Riverside CEQA Resolution No. 21106. The PEIR focuses primarily on the changes in the environment that would result from the project. The PEIR also describes a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant effects and evaluate the comparative merits of the alternatives.

The PEIR includes two alternatives to the project: 1) No Project Alternative; and 2) Old Spanish Town Village District Alternative, an alternative proposed by the Springbrook Heritage Alliance.

The PEIR includes an analysis of potential effects associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy Conservation.

The PEIR concludes that the areas with significant Environmental impacts requiring mitigation measures include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. Impacts are significant and unavoidable, and City Council adoption of a Statement of Overriding Considerations is required. These impacts are largely unavoidable due to the nature of the interjurisdictional plan and the City's inability to impose mitigation within other jurisdictions.

### Public Outreach

The Northside Specific Plan (NSP) and Program Environmental Impact Report (PEIR) have been prepared in concert with the Northside residents, business stakeholders, property owners, and various government agencies. Below is a partial listing of the public outreach that occurred, including key dates and deliverables:

- June 7 and June 10, 2017 – The project team held public workshops to explain the project objectives, process, and obtain feedback from the community. Approximately 80



community members attended these events. To provide more opportunity for one-on-one conversations, the team held a “meet the planners” event on Monday, June 12.

- June/July 2017 – A draft “baseline” analysis of the Northside Neighborhood was completed in May and revised in June/July 2017 to be more responsive to comments received at the first community workshops. The Draft Baseline Analysis was posted on-line for public viewing in late July.
- September 11, 2017 – A status update was provided to the Board of Riverside Public Utilities.
- October 11, 2017 – The project team held a second public workshop to share three potential options of the Northside Neighborhood, with focus given to the of City/RPU owned properties. Approximately 32 people attended this event. A second presentation was provided on October 13 at the Breezewood Apartments; a “meet the planners” event was held on October 14; and a booth was set up at the Northside’s Halloween Carnival event on October 27.
- November 3, 2017 – The project team compiled the data received from an on-line survey, which asked for community comment on the three concepts.
- February 2018 – The project team completed a single draft land use concept for the NSP. The draft concept was presented to the economic development sub-consultant (Keyser Marston) to evaluate. The draft concept consolidated community input, discussions with city staff, and existing City Council policies. The draft “Consolidated Concept” was subsequently refined based on Keyser Marston’s initial feedback.
- June 25, 2018 – A Draft Framework Plan and Draft Land Use Concept were presented at a community workshop (Workshop #3). The workshop had 110 attendees, including leaders from 14 distinct community organizations.

In addition to these City-sponsored events and activities, staff attended and presented at numerous meetings hosted by a number of community organizations, youth sports organizations, school organizations, cultural organizations and the business community.

### Next Steps

If the NSP is adopted by City Council, staff will be coordinating with the City of Colton on the approval process for the portion of the Specific Plan that falls within their jurisdiction, including Pellissier Ranch. It is anticipated that this process will commence in early 2021.

Staff will be returning to City Council in early 2021 to consider the following items related to the implementation of the Specific Plan:

- Specific Plan Reimbursement Fee Analysis: An analysis has been prepared by Keyser Marston Associates that evaluates a reimbursement fee that could be adopted by the City Council to offset the cost of preparing the Northside Specific Plan. Various cost capture scenarios will be presented that could be applied to properties that directly benefit from the zoning changes facilitated by the Specific Plan. City Council will be asked to evaluate the fee options and make a recommendation.
- Hydrology Study: During the EIR process, data from Riverside County Flood Control and Conservation District (RCFC) indicated that flooding potential is more significant than previously believed for the Northside area. The Public Works Department will be requesting funds from RCFC to hire a consultant to develop a “Northside Master Drainage Plan,”

including a detailed hydrology study, to investigate and evaluate drainage problems and identify economically feasible capital improvements to provide adequate flood protection to the area. The Plan shall include an estimate of facility capacity, sizes, costs, and area drainage fees. The estimated cost of this analysis is between \$115,000 and \$125,000.

- Traffic Mitigation Fee Program Analysis: The Northside Neighborhood is constrained because of its location between the Santa Ana River, the SR-60 and I-215 freeways, three underperforming freeway ramps and interchanges, and topographical challenges. The proposed increased density within the Northside Specific Plan results in increased circulation impacts that require roadway, paving, and intersection improvements to mitigate some of these impacts. The Public Works Department will be requesting funds to hire a consultant to conduct an analysis to determine a fair-share development fee for projects that benefit from the Specific Plan as identified in the Mitigation Measures of the PEIR. The estimated cost of this analysis is approximately \$250,000.

### **FISCAL IMPACT:**

There is no fiscal impact associated with the adoption of the Northside Specific Plan, including the General Plan Amendment, Zoning Code Amendment, Rezoning, and Program Environmental Impact Report, beyond the approved and encumbered costs to prepare the Specific Plan.

Prepared by: David Welch, Community & Economic Development Director  
Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Kristi J. Smith, Chief Assistant City Attorney

#### Attachment:

1. Resolution – FPEIR Certification
2. Resolution – General Plan Amendment
3. Resolution – General Plan Land Use Designation Amendment
4. Resolution – Northside Specific Plan Adoption
5. Resolution – Downtown Specific Plan Amendment
6. Ordinance – Zoning Code Text Amendment
7. Ordinance – Rezoning
8. City Planning Commission Report – September 3, 2020
9. City Planning Commission Minutes
10. Northside Specific Plan - Clean
11. Northside Specific Plan – Tracked Changes
12. Presentation
13. Notice
14. Final Program Environmental Impact Report
15. Draft EIR with appendices previously distributed