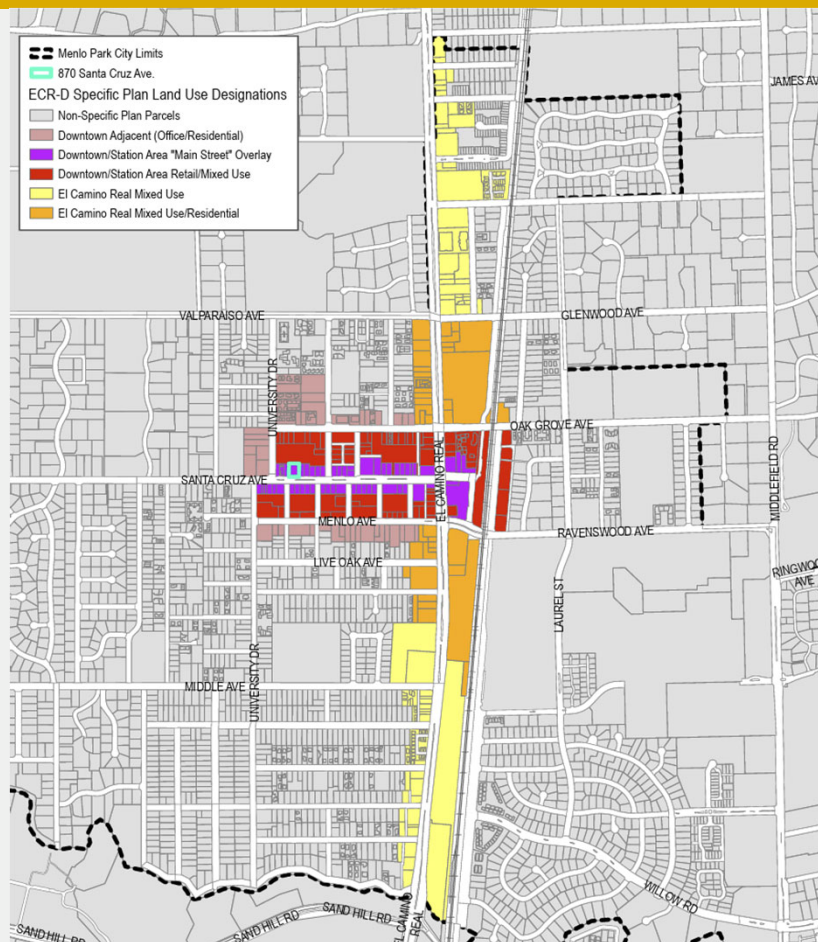




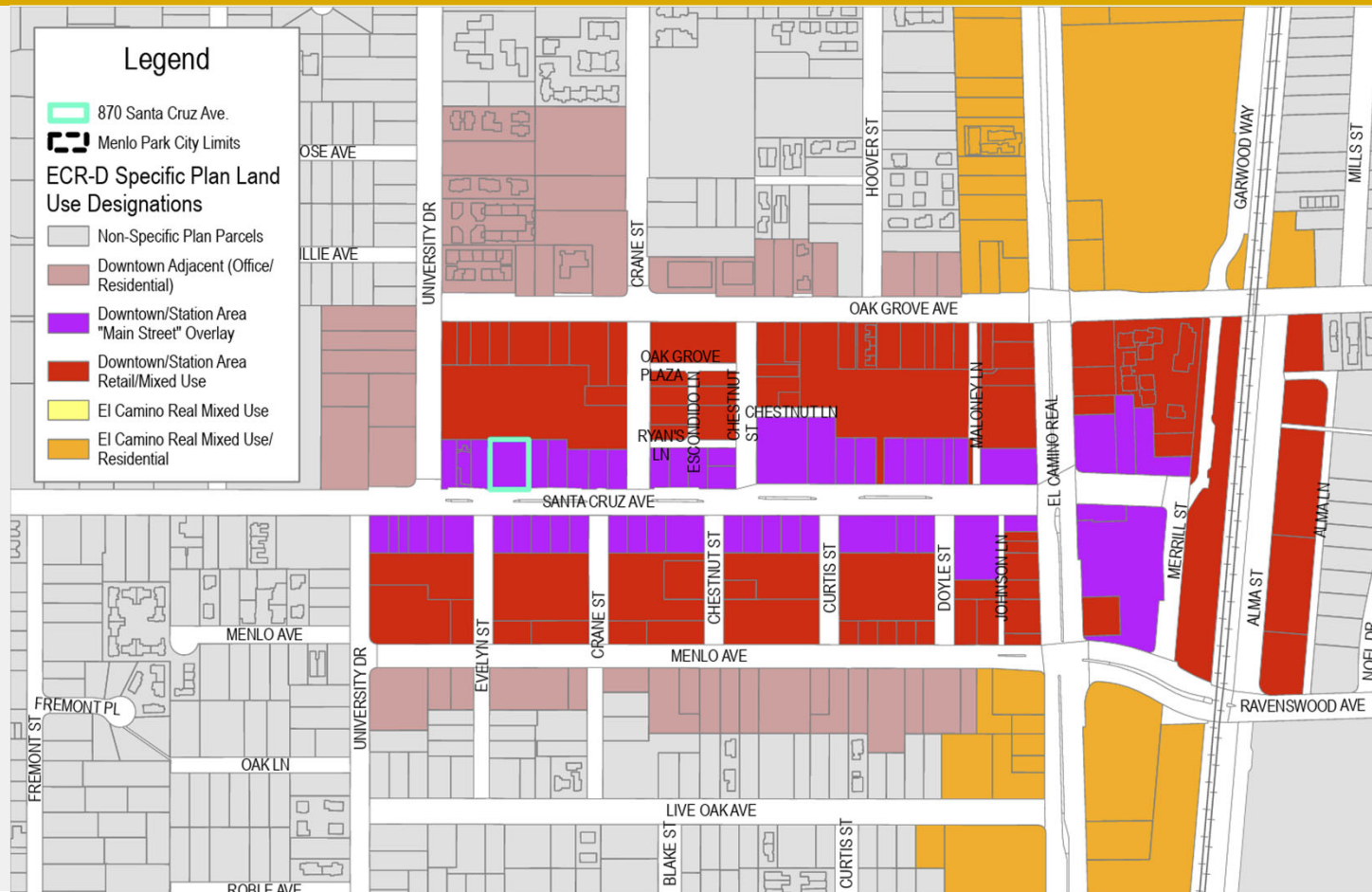
Specific Plan amendments

Matt Pruter, Associate Planner

Background



Background



Proposed Specific Plan amendments

1. Modify allowable uses within Downtown/Station Area “Main Street Overlay” land use designation
2. Allow increased office square footage within Main Street Overlay for qualifying existing buildings
 - Require public benefit agreement for increased office square footage within Main Street Overlay
3. Modify four use classifications across entire Specific Plan area

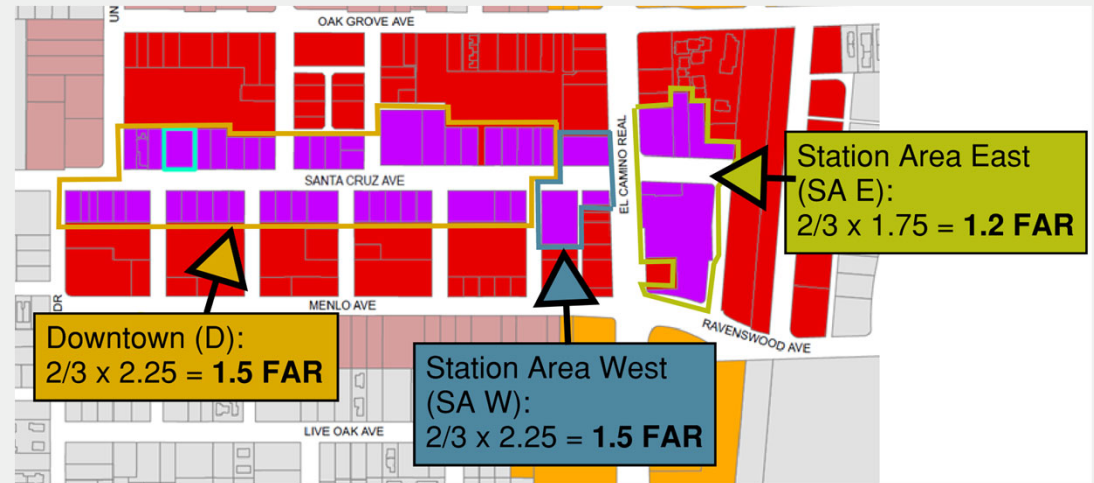


Proposed Specific Plan amendments

Proposed use changes for the Main Street Overlay land use designation		
Land use category	Current	Proposed
Animal clinics and hospitals	Not permitted	Use permit required
Animal retail sales and service	Permitted if < 5,000 s.f.; use permit required if ≥ 5,000 s.f.	Permitted
Banks and financial institutions	Not permitted	Use permit required with square footage limits
Business services	Not permitted	Use permit required
Commercial recreation - small-scale	Not permitted	Use permit required
Offices, business and professional	Maximum 1/2 FAR and upper floors only	- No change for new construction - Existing buildings could have maximum 2/3 FAR and rear half of ground floor and upper floors if no ground floor frontage on Santa Cruz Avenue, not increasing overall square footage, and must obtain use permit and provide a public benefit
Offices, medical and dental	Maximum 1/3 FAR and upper floors only	Same criteria as Offices, business and professional
Personal improvement services	Permitted on upper floors only	Permitted
Personal services – general	Permitted on upper floors only	Permitted

Office uses and public benefit agreement

- Allow qualifying existing buildings within Main Street Overlay up to two-thirds of public benefit bonus floor area ratio (FAR) for office uses
 - Use permit and public benefit agreement required; one PC meeting



Proposed Specific Plan amendments

- Modify four use classifications across entire Specific Plan area
 - *Business services*: allow services to the public
 - *Personal improvement services*: remove spas
 - *Personal services – general*: add and expand spa services
 - *Personal services – restricted*: remove massage



Planning Commission recommendation

- Adopt resolution with modifications
 - Within Main Street Overlay land use designation:
 - Maintain *banks and financial institutions* use classification as not allowed
 - Change *commercial recreation – small scale* use classification from not allowed to conditional
- Recommendation that City Council direct staff to prepare a Planning Commission study session to explore additional Specific Plan changes

Staff Recommendation

- Allow banks and financial institutions as conditional use in the Main Street Overlay with limitations:
 - Maximum total square footage of 30,000 sq. ft.
 - Maximum individual square footage of 5,000 sq. ft.
 - Existing banks and financial institutions can remain
- Adopt resolution to approve proposed amendments
 - Promotes variety of uses and activity along Santa Cruz Ave.
 - Includes criteria to limit office growth in Main Street Overlay
 - Consolidates wellness and spa uses in one category
 - Expands business services uses to the public



Next Steps

- Take action on the proposed amendments (June 23)
- Amendments would be effective upon adoption





Thank you