



PLANNING COMMISSION AGENDA REPORT

DATE: August 11, 2016

AGENDA OF: August 18, 2016

ITEM: 1 **Draft Downtown Recovery Plan Amendments**

RECOMMENDATION: Accept public comments, discuss proposed amendments and provide direction to staff for language modification.

This meeting will be an opportunity for the Planning Commission to accept additional public comment and continue discussion of the proposed amendments to the Downtown Recovery Plan (DRP).

BACKGROUND:

The Planning Commission discussed sections of Chapter 4 of the DRP at the July 21, 2016 meeting, which was focused on the language relating to development standards for the areas of the downtown that qualify for additional height above what the original plan provided. These development standards for the Pacific Avenue Retail District and the Front Street/Riverfront Corridor have been considered for modification since the City Council provided direction to undertake a massing study for this area in October 2014.

The Planning Commission downtown subcommittee held one meeting after July 21st and the comments will be incorporated into an updated redline document before the August 18th meeting. The redlined Chapter 4 will be available on the Planning Department website on August 18th and the Planning Department can continue to accept comments on this document over the next several weeks.

To facilitate the discussion on August 18th, Commissioners should continue to review the July 21st materials that were part of the July 21st packet, which are available on the Planning Department website. Please let Planning staff know if you would like another hard copy of the July 21st materials. In addition to the July 21st materials, staff will have a redlined document available on the website for the August 18th meeting as well as hard copies available at the August 18th meeting. The August 18th draft version of Chapter 4 will also reflect comments made by public and commissioners from the July 21st meeting.

The intent of the August 18th meeting is to work through as many of the details of the text as time allows, and to schedule a Planning Commission public hearing for September 15th with the objective of providing a recommendation to the City Council on the full DRP document. The Commission does have the option of continuing the August 18th discussion to a September 1st meeting, depending upon the breadth of the comments from the August 18, 2016 meeting.

AGENDA REPORT

PC Meeting of August 18, 2016

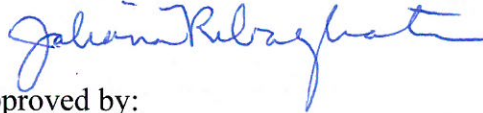
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Prepared by:
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Principal Planner



Approved by:
Juliana Rebagliati
Director of Planning and
Community Development

Attachments for this meeting can be found on Planning Department Website under the Downtown Recovery Plan Amendments Tab for August 18, 2016 Planning Commission Meeting

1. DRAFT_DRP_Redline_of_Clean_Chapter_4_PC_7-21-16(PC8-18-2016)