



# TOWER DISTRICT SPECIFIC PLAN UPDATE

ID 24-1306

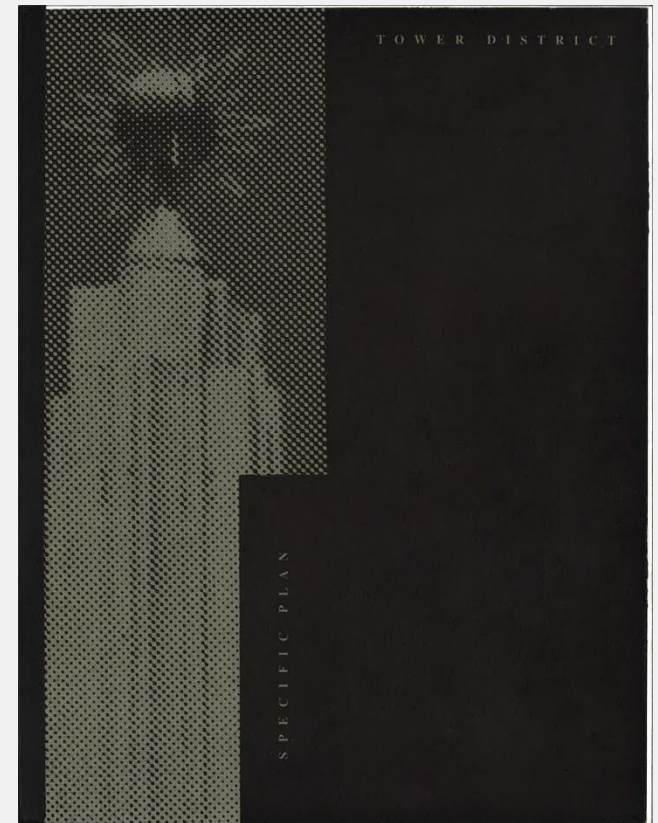
City Council – October 10<sup>th</sup>, 2024

# City Council Initiation

- Initiates environmental review of the following:
  - Draft Specific Plan update objectives and policies
  - Proposed Land Use Map
  - Tower Entertainment District Overlay
  - Objective Design Standards
- Allows environmental review process to begin to analyze potential impacts
- Once environmental analysis is complete, the Plan update will be presented to the City Council for final recommendation

# 1991 Tower District Specific Plan

- Plan adopted on March 26, 1991 (Bill No. B-26)
- Plan Concepts:
  - Historic Preservation
  - Land Use
  - Open Space
  - Circulation
  - Infrastructure
- Key purpose:
  - Provide the City and the residents of the district with a comprehensive structure for managing historic resources and neighborhoods in the face of future change and development



# Tower District Specific Plan Boundary



# Specific Plan Update

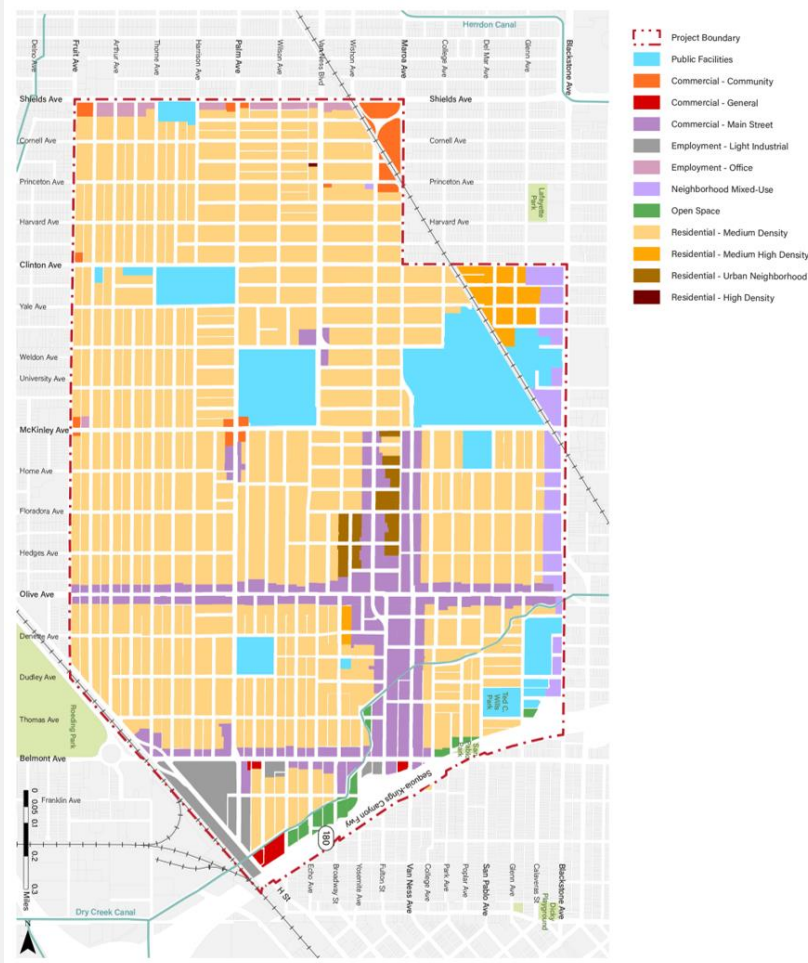
- Community feedback
  - Update 1991 Plan objectives and policies to encourage consistent and compatible development
- Resolution No. 2021-147
  - Approved by City Council on May 27, 2021
  - Established Tower District Specific Plan Implementation Committee
- Budget: \$570,590
- Consultant team
  - Wallace, Roberts & Todd (WRT)
  - LSA Associates (LSA)
  - Zack Urban Solutions

# Plan Update Process

- Implementation Committee meetings: commenced January 2022
- Evaluation of policies in 1991 Plan and associated analysis of current conditions:
  - Existing and planned land uses
  - Street and block patterns
  - Urban fabric in existing neighborhoods
  - Locations of residential, commercial and industrial uses
  - Existing, planned and future park sites
  - Historic resources and districts
  - Circulation patterns
- Subcommittee formation: Land Use, Circulation, Historic Preservation, Parks and Open Space
  - Keep, remove revise strategy
- Follow up review at subsequent Implementation Committee meetings

# Planned and Proposed Land Use Maps

## General Plan Land Use Map



## TDSP Proposed Land Use Map



# Tower Entertainment District Overlay

- Establishes regulations for late-night entertainment uses adjacent to residential zoning
- Applies to establishments with restaurant, bar and night-club related uses that include rear or side outdoor patios with a Conditional Use Permit

Use	100 ft. or closer to Residential	100 ft. to 250 ft. from Residential	250 ft. or further from Residential
Smoke/ Hookah/ Cigar Lounges	No outdoor patio permitted	No limitations	No limitations

Use	100 ft. or closer to Residential	100 ft. to 250 ft. from Residential	250 ft. or further from Residential
Outdoor patios <b>without</b> noise attenuation measures	7:00am – 10:00pm	7:00am – 2:00am	No limitations

Use	100 ft. or closer to Residential*	100 ft. to 250 ft. from Residential	250 ft. or further from Residential
Outdoor patios <b>with</b> noise attenuation measures	7:00am – 2:00am	7:00am – 2:00am	No limitations

\*No amplified sound permitted after 10:00pm on outdoor patios that are 100 ft. or closer to Residential.





# Objective Design Standards

- Tower District Design Guidelines: established June 2005
- California Government Code Section 65913.4: establishes requirements for objective design standards
  - Standards that involve no personal or subjective judgement
- Requires update of existing Design Guidelines to comply with State law
- Objective Design standards to accompany Tower District Specific Plan update

# Implementation Committee Recommendations

## Committee independent review:

- Individual review of 96 policies

## Committee Recommendations:

- May 14<sup>th</sup>, 2024 Meeting
- August 20<sup>th</sup>, 2024 Meeting
- September 3<sup>rd</sup>, 2024 Meeting
- September 9<sup>th</sup>, 2024 Meeting
- September 17<sup>th</sup>, 2024 Meeting

# Draft Plan Update – Anticipated Revisions

- Broaden Health and Equity analysis throughout entire plan
- Add history of racial covenants and redlining that occurred in the Tower District
- Identify specific locations for future parks
- Mapping revisions
- Expand Utilities Chapter
- Include Implementation Chapter
- Policy and narrative revisions per Committee recommendations
- Policy and narrative revisions per public comments received

# Timeline and Next Steps



- Environmental analysis: Summer 2024 – Fall 2025 (assuming an Environmental Impact Report)
- Preparation of Objective Design Standards: Summer 2024 – Fall 2025
- Preparation of Tower Entertainment District Overlay: Summer 2024 – Fall 2025
- Planning Commission / City Council for final recommendation: December 2025

# RECOMMENDATIONS

1. **ADOPT RESOLUTION, Application No. P24-02869**, initiating the Tower District Specific Plan Draft Land Use Map and Draft Specific Plan update, with changes as noted in Exhibit H – Committee Comment Matrix and Exhibit I – Public Comment Matrix
2. **ADOPT RESOLUTION, Application No. P24-02420**, initiating the Tower Entertainment District Overlay
3. **ADOPT RESOLUTION, Application No. P24-02871**, initiating the Tower District Specific Plan Objective Design Standards
4. **APPROVE** the second amended contract extending the Consultant Services Agreement with Wallace, Roberts and Todd (WRT) to June 30, 2025.