



TOWER DISTRICT SPECIFIC PLAN UPDATE

ID 24-1395

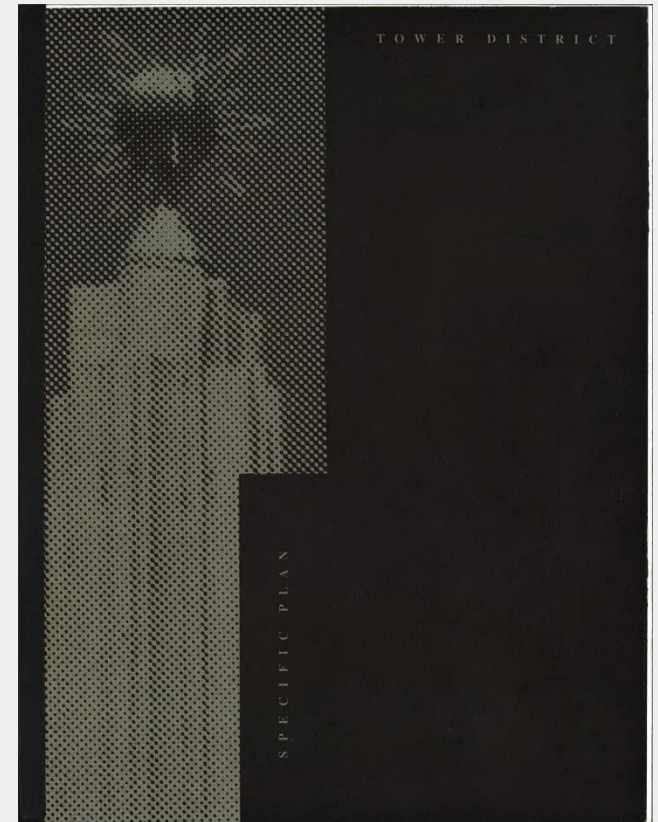
City Council – November 7th, 2024

City Council Initiation

- Initiates environmental review of the following:
 - Draft Specific Plan update objectives and policies
 - Proposed Land Use Map
 - 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

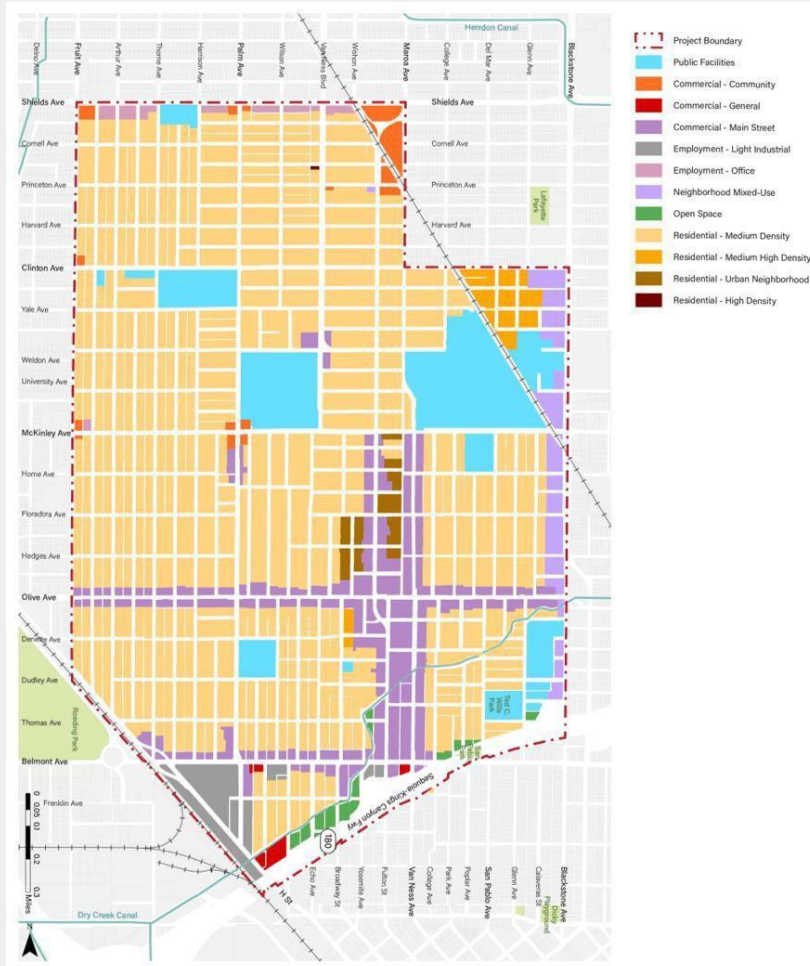
- Community feedback
 - Update 1991 Plan objectives and policies to encourage consistent and compatible development
- Resolution No. 2021-147
 - Approved by City Council on May 27, 2021
 - Established Tower District Specific Plan Implementation Committee
- Budget: \$570,590
- Consultant team
 - Wallace, 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
- Entertainment Overlay will be presented to the City Council for initiation at a future date

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 14th, 2024 Meeting
- August 20th, 2024 Meeting
- September 3rd, 2024 Meeting
- September 9th, 2024 Meeting
- September 17th, 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
- 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. P24-02871**, initiating the Tower District Specific Plan Objective Design Standards