

# Planning Department

## Uptown Community Plan Amendments

Marlon Pangilinan, Senior Planner

# Direction from City Council

- Restore the proposed density at the St. Paul's Senior site
- Increase density at University Avenue and Park Boulevard
- Include a Community Plan Implementation Zone to specify:
  - ✓ 30-foot height threshold for ministerial review
  - ✓ Discretionary review threshold for development exceeding 30 feet and up to 40 feet



# St. Paul's Senior's Site







## St. Paul's Senior's Site Existing Land Use and Zoning

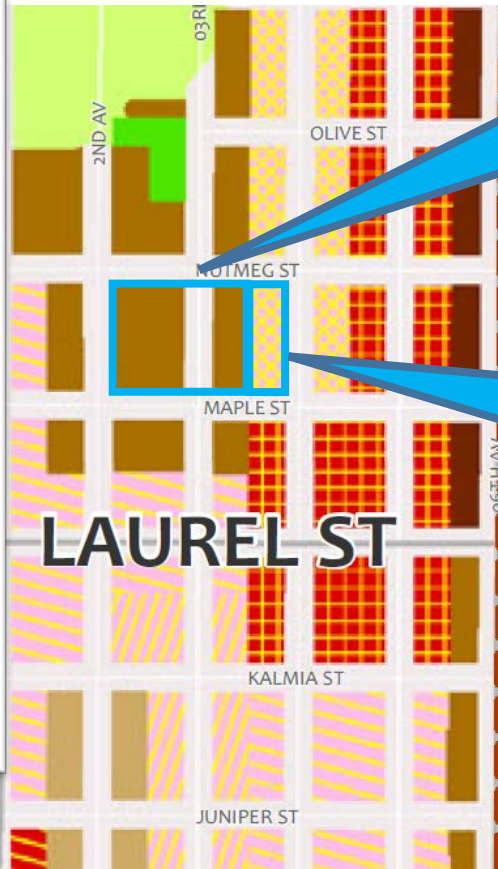
### LEGEND

#### Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac
- Residential - High : 45-73 Du/Ac
- Residential - Very High : 74-109 Du/Ac

#### Commercial, Employment, Retail, and Services

- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-73 Du/Ac
- Community Commercial : 0-109 Du/Ac
- Neighborhood Commercial : 0-15 Du/Ac
- Neighborhood Commercial : 0-29 Du/Ac
- Neighborhood Commercial : 0-44 Du/Ac
- Office Commercial : 0-29 Du/Ac
- Office Commercial : 0-44 Du/Ac
- Office Commercial : 0-73 Du/Ac



Residential High  
45 – 73 DU/AC

RM-3-9

Office Commercial  
0 – 73 DU/AC

CC-3-8



## St. Paul's Senior's Site Proposed Land Use and Zoning

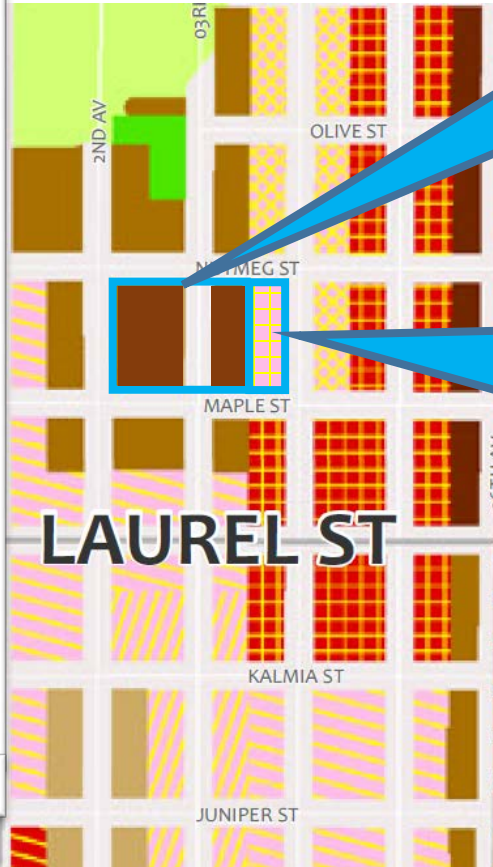
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- Office Commercial : 0-44 Du/Ac
- Office Commercial : 0-73 Du/Ac
- Office Commercial : 0-109 Du/Ac



Residential Very High  
74 – 109 DU/AC

RM-4-10

Office Commercial  
0 – 109 DU/AC

CC-3-9



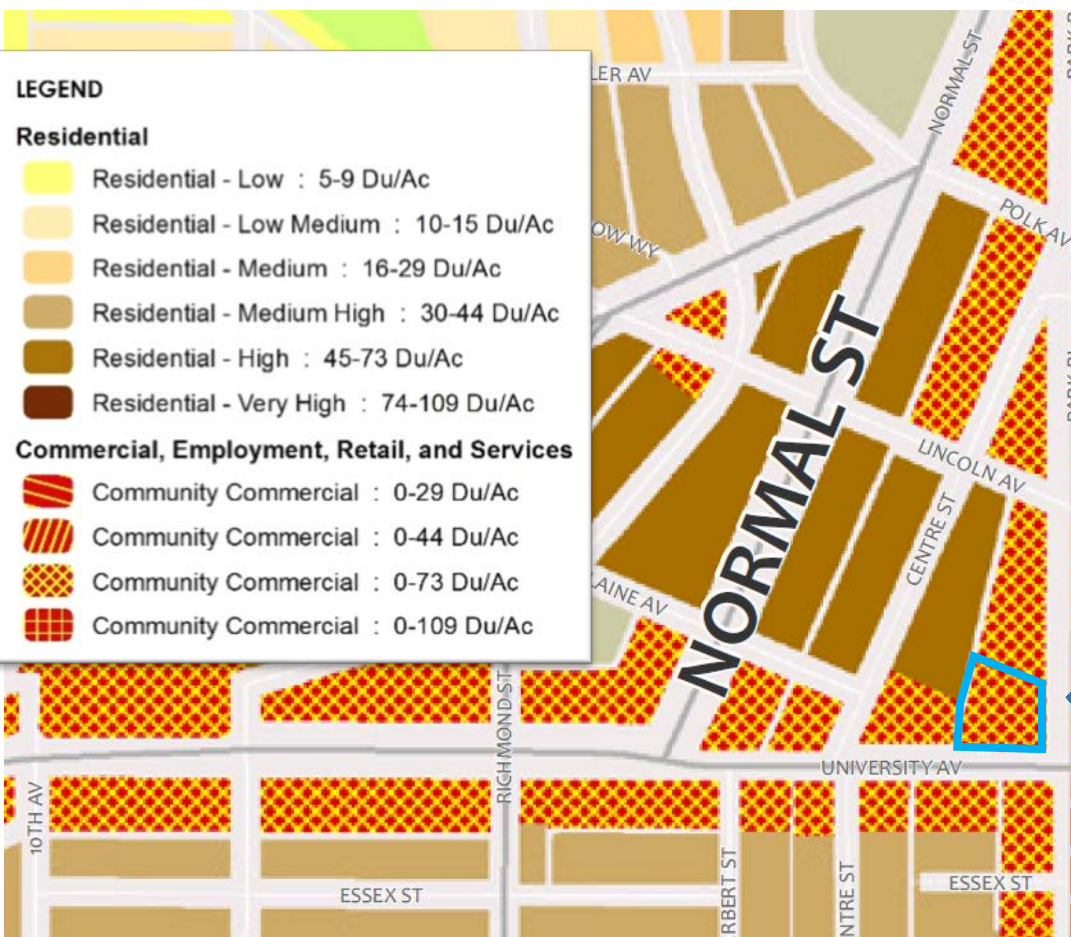
# University Ave/Park Blvd Site







## University Avenue/Park Boulevard Existing Land Use and Zoning

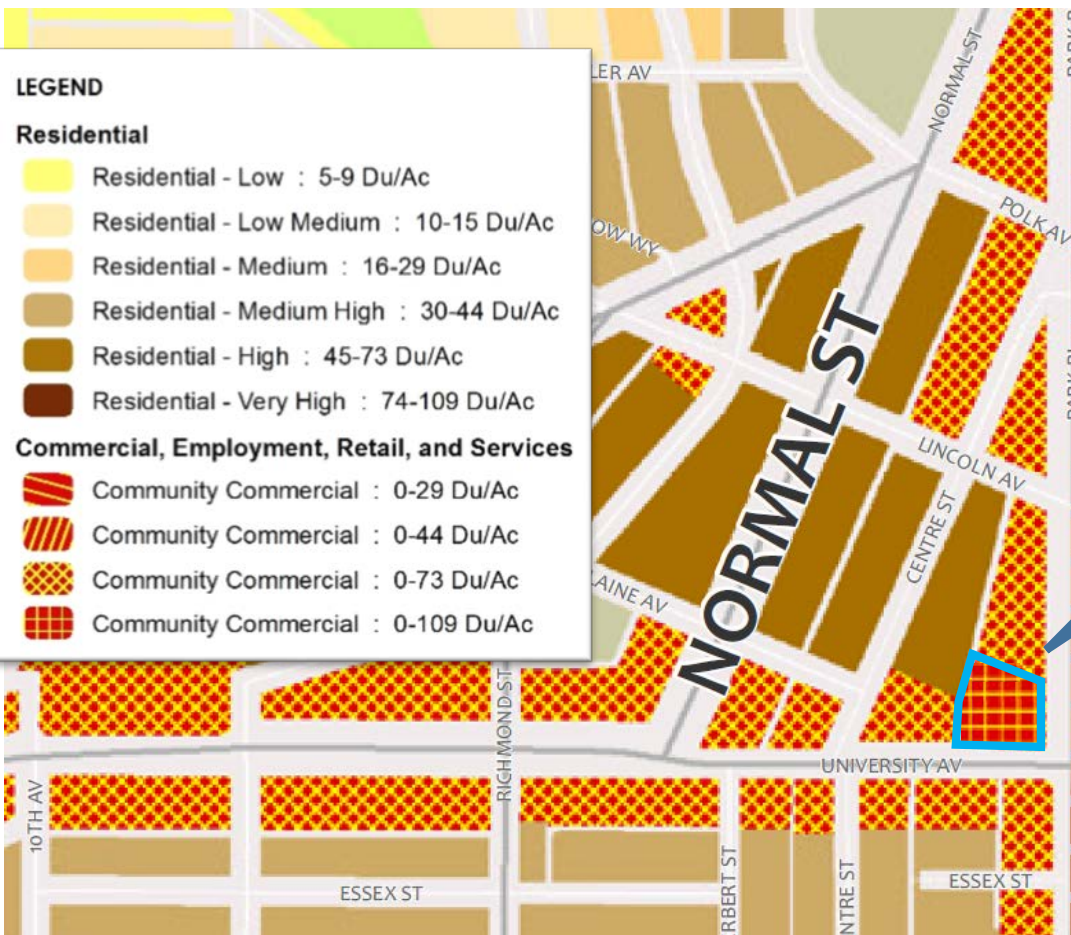


Community  
Commercial  
0 – 73 DU/AC

CC-3-8

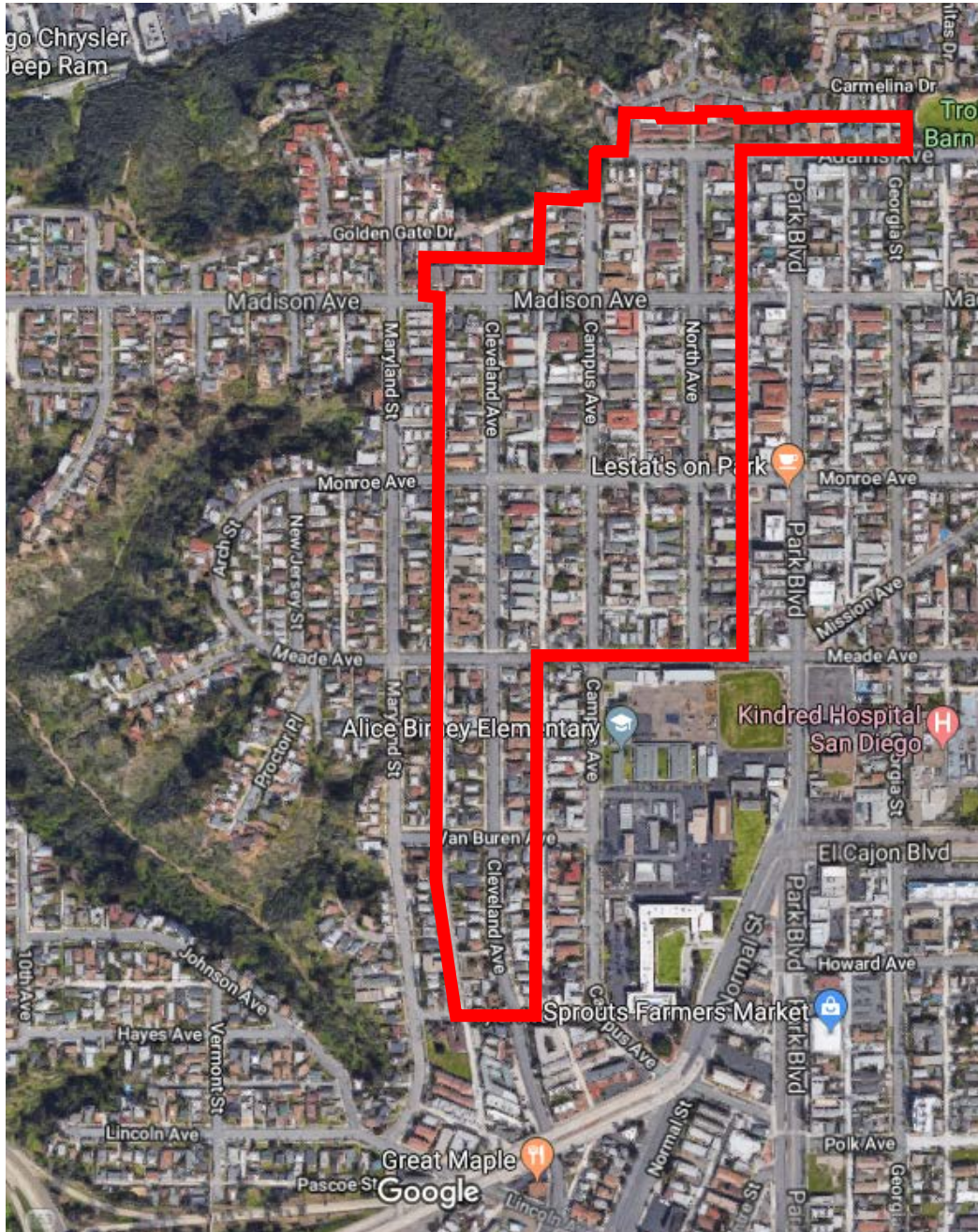


## University Avenue/Park Boulevard Proposed Land Use and Zoning



Community  
Commercial  
0 – 109 DU/AC  
  
CC-3-9

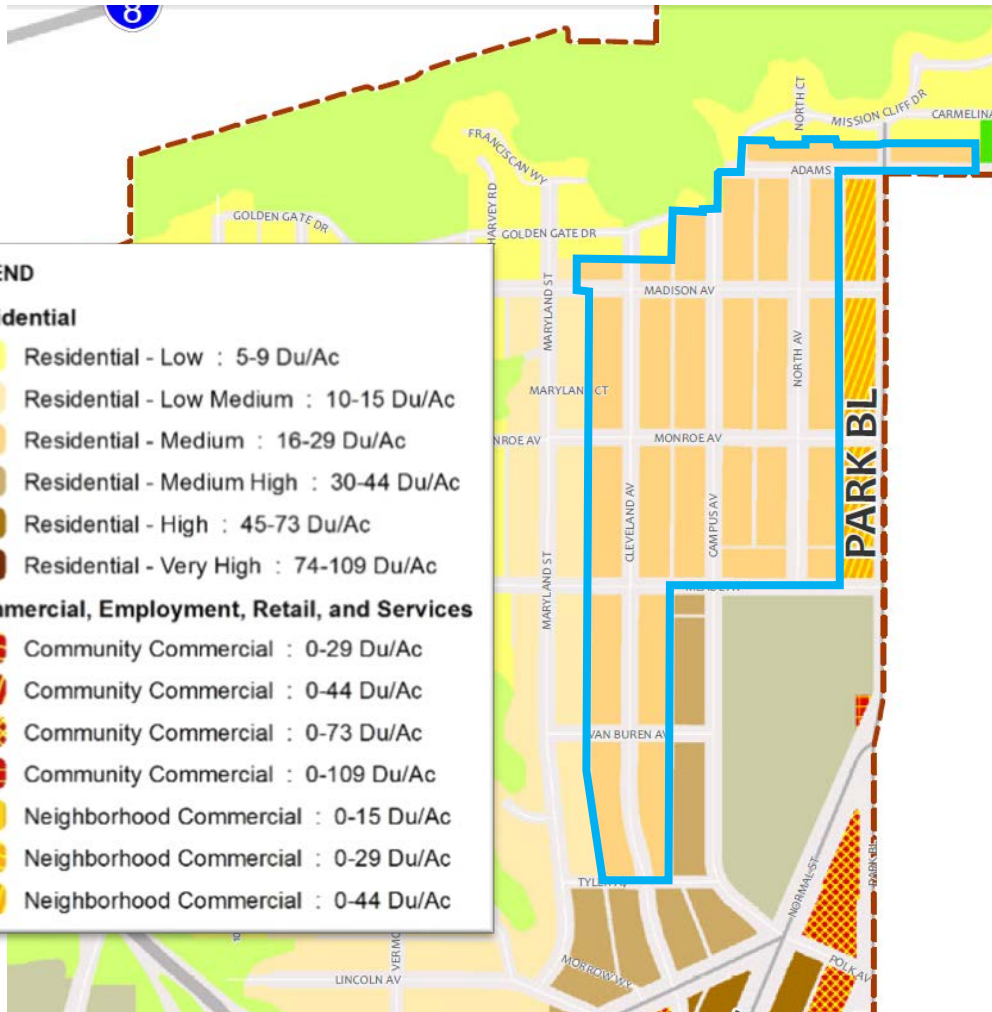




# Community Plan Implementation Overlay Zone Location



# Community Plan Implementation Overlay Zone



## Process 1

Ministerial review for development that does not exceed 30 feet

## Process 3

Site Development Permit - For development exceeding 30 feet and up to 40 feet





# Environmental Determination

An Addendum to Program Environmental Impact Report No. 380611, dated January 17, 2018, was prepared covering this activity.



# Community Planning Group Recommendation

**On February 6, 2018 the Uptown Planners  
voted 12-0-2 to recommend:**

- Support the amendment at the St. Paul's Seniors site and the CPIOZ in University Heights

**Voted 9-4-1 to recommend:**

- Denial of the amendment at the University Avenue and Park Boulevard Site



## Recommendation to City Council

- **ADOPT** Addendum to PEIR 380611/SCH No. 2016061023 and the Mitigation Monitoring and Reporting Program
- **APPROVE** the amendment to the Uptown Community Plan and the General Plan.
- **APPROVE** the amendment to the Community Plan Implementation Overlay Zone (CPIOZ).

## Recommendation to City Council

- **APPROVE** the rezone of 2.0 acres from RM-3-9 to RM-4-10 and 0.69 acres from CC-3-8 to CC-3-9 for the St. Paul's Seniors site.
- **APPROVE** the rezone of 1.1 acres from CC-3-8 to CC-3-9 for the University Avenue and Park Boulevard site.



# Questions?