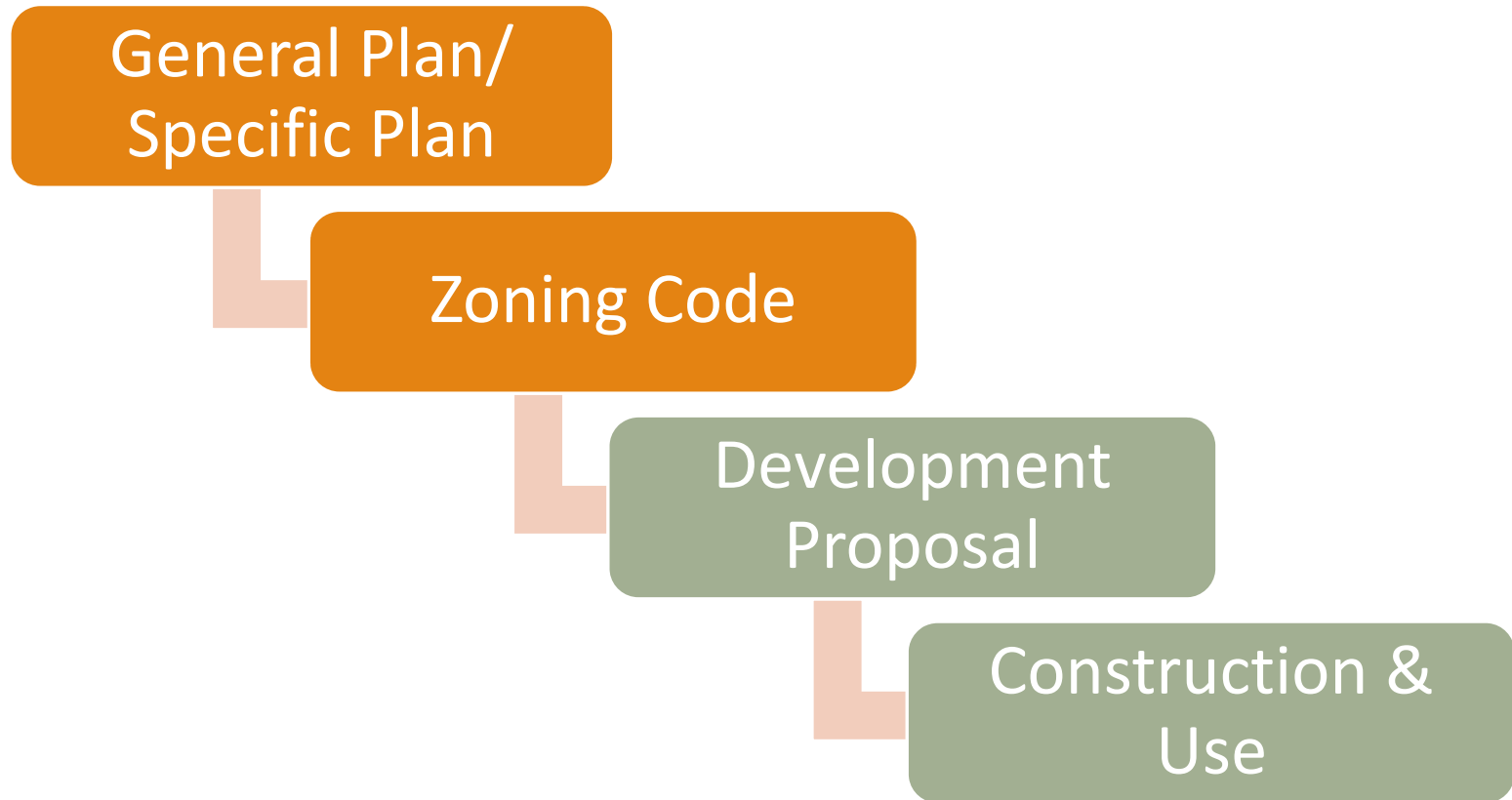


General Plan Amendment Process



Typical Project




Zoning Provisions

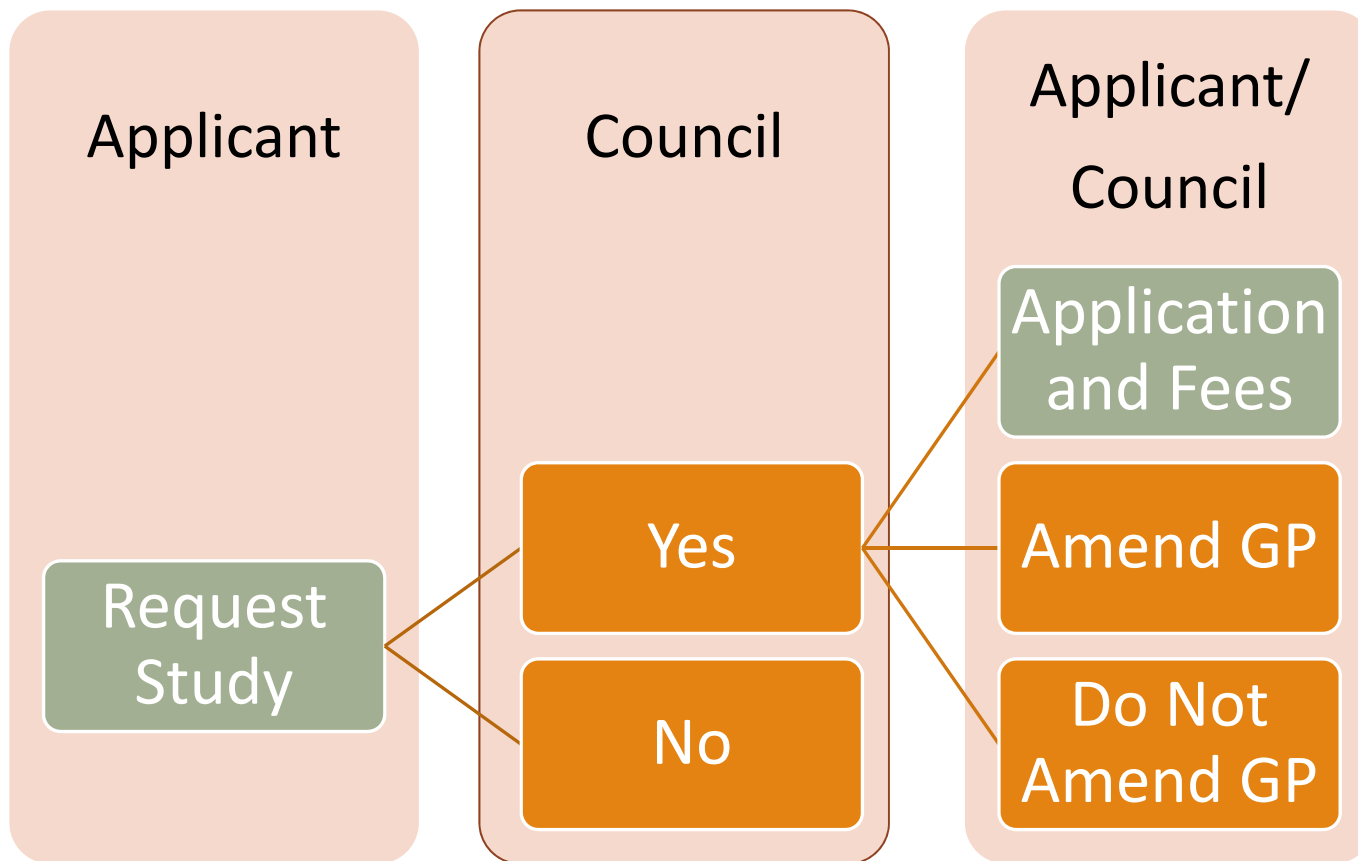
Enabling Uses

- Land Uses
- Does Not Require All Permitted Use

Development Provisions

- How Much
 - How High and Where (setbacks)
 - Landscaping, Lighting, Usable Space, Solar Access, Green Building, Art, Parking, etc.
- 

General Plan Amendment Process



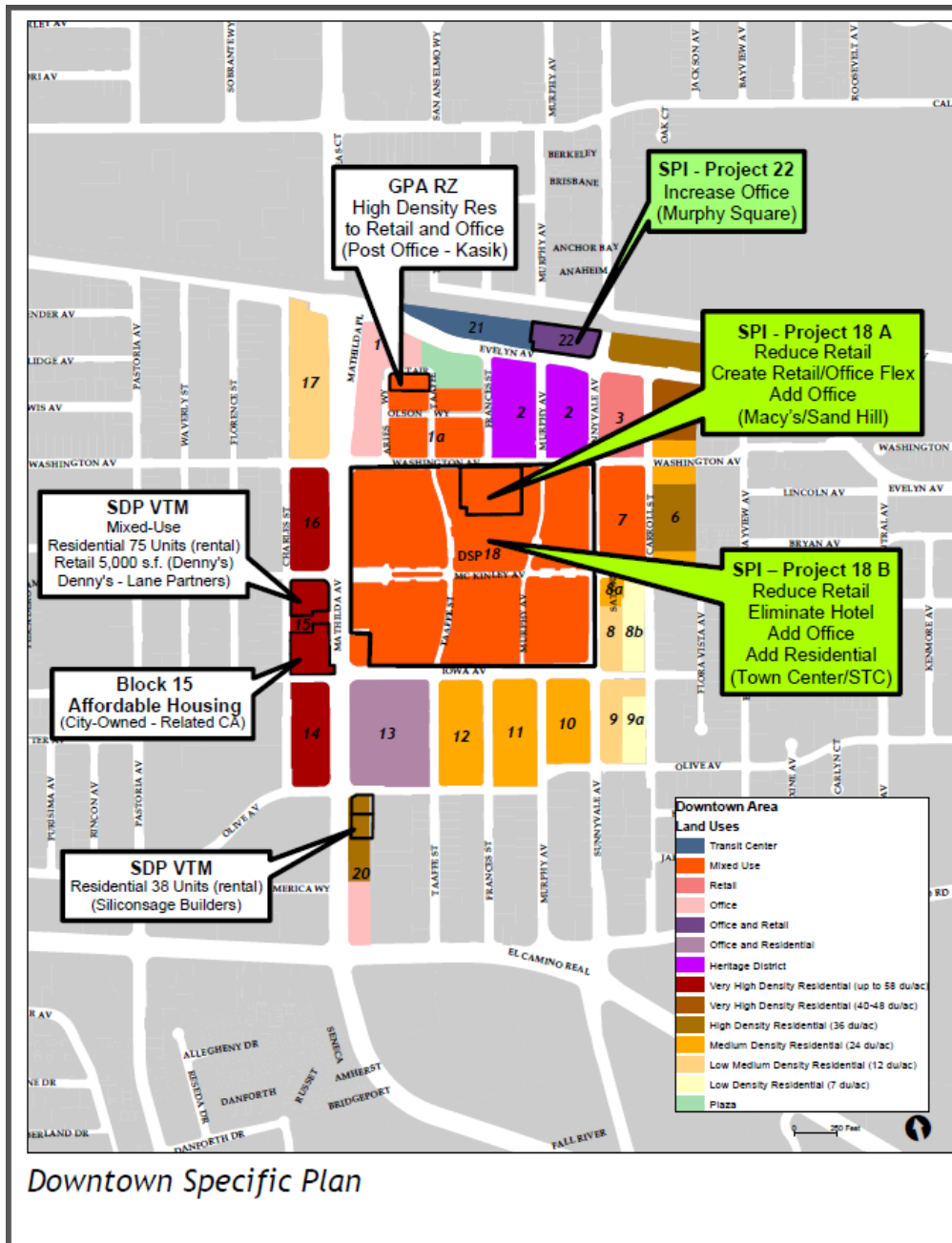
Downtown

BLOCK 18 A

BLOCK 18 B

BLOCK 22

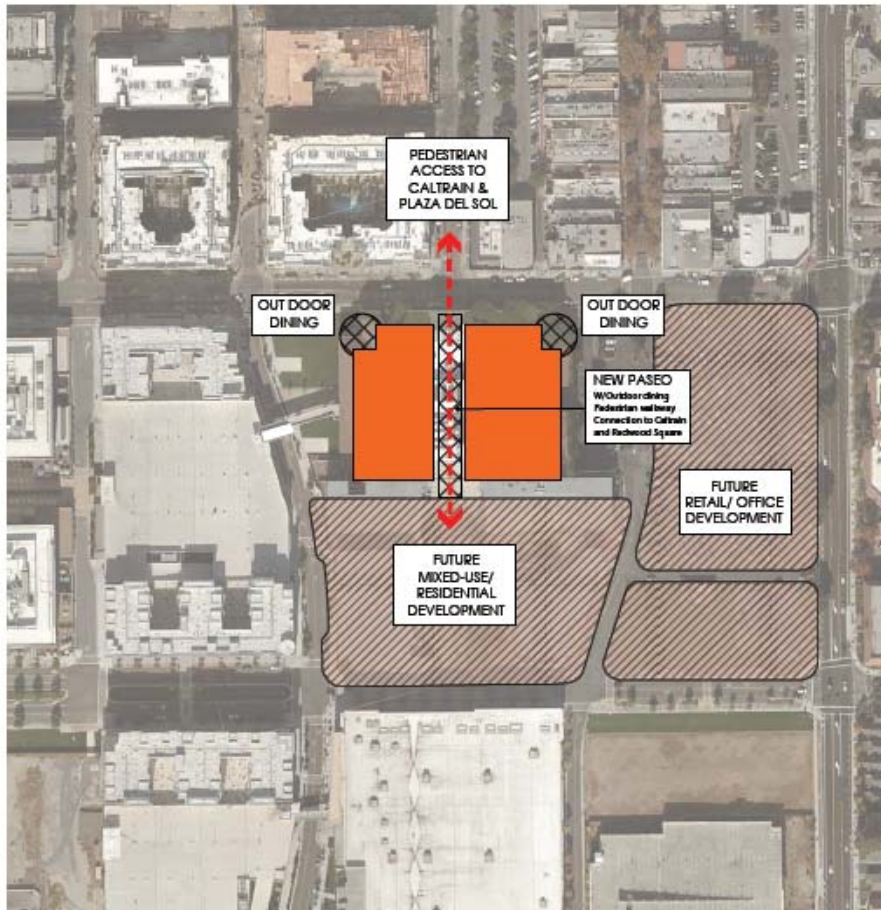




2007 Town Center Site Plan



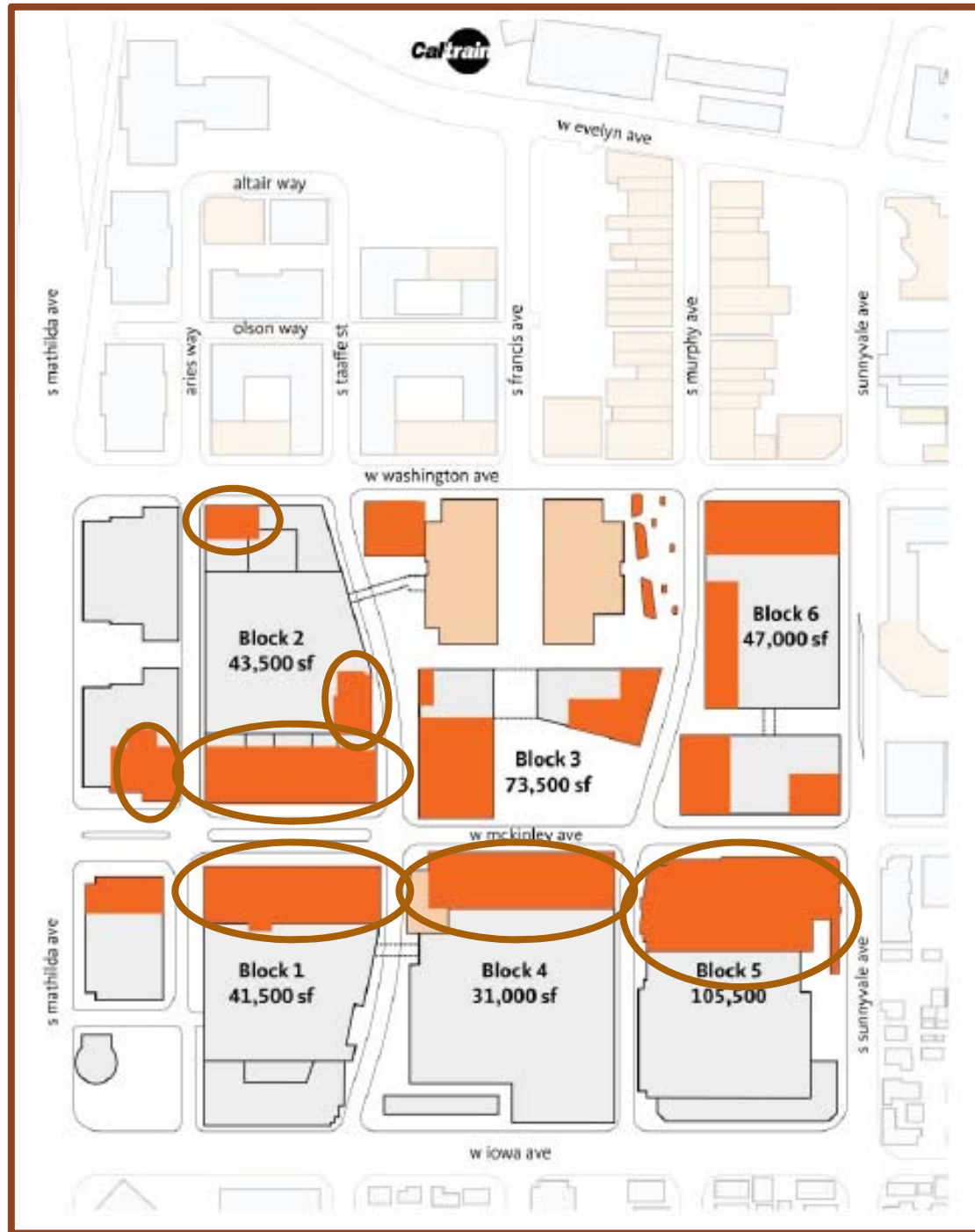
Block 18 A



Block 18 B

Conceptual
Retail
Locations

Currently Entitled
Minimum Project



Block 22



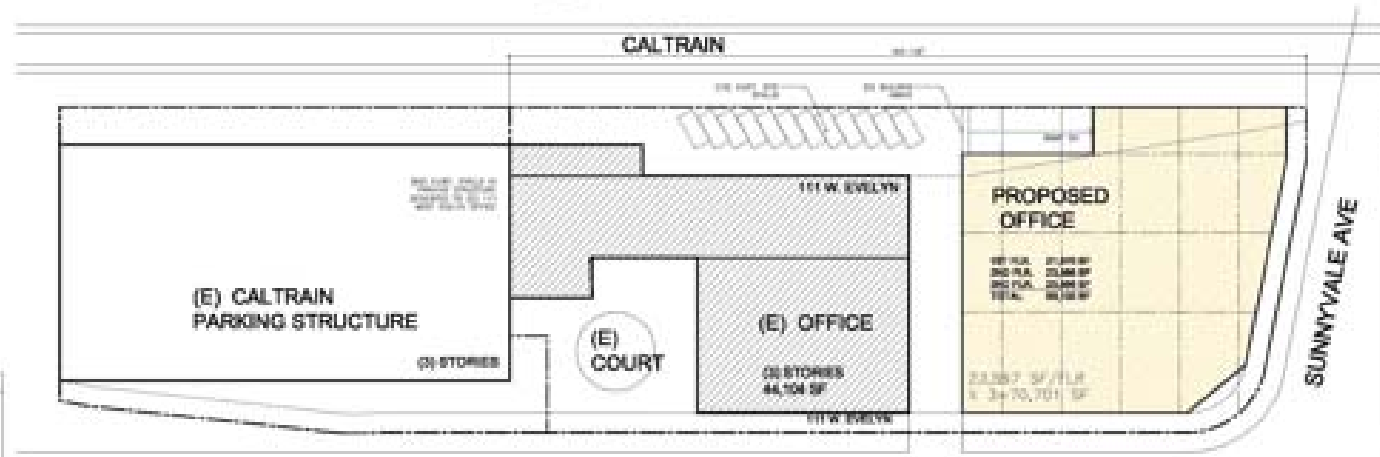
3 AERIAL
A1

SCALE:



2 UNDERGROUND GARAGE PLAN
A1

SCALE: 1"=30'



TE AREA
OSP-22
JOB-08-058
83,587 SF
41' x 42' x 100' (approx)

Staff Recommendations/ Council Actions

General Plan Amendment Initiations

- 3 motions: Alternatives 1, 2 and 3

If Initiated :

- Alternative 4 – Study parking
 - Alternative 5 – Coordinate outreach & community engagement
 - Alternative 8 – Study additional residential units for Blocks 18 and 22 (750 above current DSP)
 - Other Directions
- 