Downtown Specific Plan
Amendment No. 17-01
Applicant’s request:

Uncouple residential units from commercial units

Planning staff recommendations:

Keep upper floors requirement
Keep residential density unchanged
Add a residential parking standard
• Pre-2000: Downtown was zoned CR-S
  • Upper-level residential units were permitted

• 2000: Downtown Specific Plan adopted
  • Residential units prohibited

• 2001: City Council initiated return of residential
  • live/work only
Since 2001 only 6 residential units have been built:

<table>
<thead>
<tr>
<th>Year</th>
<th>Location</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>337 Main</td>
<td>1 unit</td>
</tr>
<tr>
<td>2003</td>
<td>121-127 Richmond</td>
<td>4 units</td>
</tr>
<tr>
<td>2004</td>
<td>426 Main</td>
<td>1 unit</td>
</tr>
</tbody>
</table>
Problems with Current Requirements

• Difficult to lease or sell existing live-work units

• Starting a new business is hard enough without the need to move the household—What is the business fails?

• No apparent market demand to build new live-work units

• Demand for downtown residential units remains high and largely unmet
Benefits of Residential in Downtown

- Better for downtown businesses—Adds customers
- Improved safety—Eyes on the street
- Reduced auto-dependency
- Could stimulate new commercial developments
Parking—Planning Commission recommendation

• Existing requires no parking

• Planning Commission recommendation = .5 per unit

• For purposes of required parking or in-lieu program, partial spaces are rounded up
  • Example: 0.5 = 1
Amendment Summary

• Uncouple residential from commercial

• Preserve prohibition on 1st floor residential

• No change to residential density

• Require .5 parking spaces per unit