

# Existing City Hall Complex Land Use Amendments

City Council Study Session - June 26, 2012



Community  
Development  
Department

# Current Site Information

## Site Size

4.26 acres

## Building Area

54,000 sq. ft.  
(includes  
fire station #2)

## Designated

“Public Facilities”



# Three Documents to Amend

1. **General Plan Amendment** — Public Facilities to Mixed-use
2. **Coastal Land Use Plan Amendment** - Public Facilities to Mixed-use and increase in allowable height
3. **Zoning Code Amendment** — Public Facilities to Mixed Use and establish use and development standards



# Proposed Permitted Uses

## ▣ Mixed-Use

- ▣ Residential uses up to 99 apartments or condominiums
- ▣ Commercial and Civic buildings to approximately 30,000 square feet
  - retail, general office, restaurant or community center

## ▣ Hotel up to approximately 75 rooms

## ▣ Other civic uses

- ▣ Public plazas & pedestrian linkages
- ▣ Fire station (no size limitation)
- ▣ Public parking

# Zoning Code Amendment

## ■ Establishes:

- Permitted uses and intensity envisioned by the General Plan
- Building setbacks from streets
- Building/structure height
  - 55 feet for a 4-story maximum
- Open space – 20%
- Parking standards
- Consistency with approved Lido Village Design Guidelines
- Development review process:
  - Planned Development Permit
  - Planning Commission review and approval
  - City Council oversight as property owner

# Next Steps

- ▣ **Two Concurrent Paths:**
  - ▣ **Path I: Amending the General Plan, Coastal Land Use Plan, and Zoning Code**
    - ▣ Finalize draft amendments
    - ▣ Conduct additional public outreach
    - ▣ Complete environmental review
    - ▣ Hearings anticipated in September
    - ▣ Submit to Coastal Commission for review and approval

# Next Steps

## ▣ Two Concurrent Paths:

### ▣ Path 2: Selecting a Development Team & Project Plan

- ▣ Prepare and issue Request for Qualifications (RFQ) & Related Projects - July/August
- ▣ Assemble Evaluation Team and establish Evaluation Criteria
- ▣ Review and Rank RFQ submittals
- ▣ Council selects top Development Team(s)- November/December
- ▣ Negotiate appropriate agreements with Development Team
- ▣ Conduct Community Outreach
- ▣ Obtain Land Use Entitlements for Final Project Plan
- ▣ Apply for Permits to Construct Project