



STAFF RECOMMENDED CHANGE TO RESOLVE INCONSISTENCY BETWEEN GENERAL PLAN AND ZONING LAND USE DESIGNATIONS:

A number of parcels located in the downtown area of North Tunis Street, North Brush Street, Third Street, Second Street, and First Street; (825 and 775 North Tunis Street; 325, 305, 140, 155, 143, 135, 125 and 130 North Brush Street; 480 and 475 Third Street; 470 Second Street; 490 First Street) are identified within the Low Density, Medium, and High Density Residential zoning districts. While the General Plan designation identifies those properties as Office Space. The area is primarily made up of single family dwellings. *[Recommendation: Amending Section 17.15 of the Zoning Ordinance, "Regulations for the Eleventh Street Professional Use or "P" Combining District", by removing the reference to 'Eleventh Street' and allowing this combining district to be utilized in other areas of the City where we see the transition of existing single-family residential units to professional offices. This would preserve the existing residential uses in the area, while providing a larger potential inventory for offices in the immediate downtown and courthouse area.]*