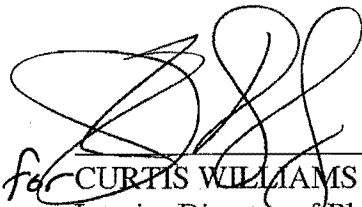


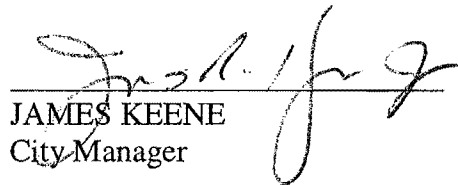
market space will be reserved for and used by JJ&F market, a willingness to accommodate expansions of the market, and increased parking spaces with reduced parking demand. Staff believes that these changes are adequate to move the project on to the ARB, while noting that ARB and Planning and Transportation Commission review is still required and that modifications to the site planning and land use mixes and intensity may be recommended by those bodies prior to final Council consideration of the Planned Community zoning.

Other alternatives remain available to the City Council, as noted in the CMR, to either:

1. Accept the Commission's recommendation and vote not to initiate the proposed amendments, requiring the applicant to then submit a new and different application; or
2. Provide direction regarding development parameters, such as those pertaining to land uses and maximum floor area, and suggest that the applicant modify the project and direct the Commission to conduct a second preliminary review of a modified project prior to forwarding the project to the ARB.



CURTIS WILLIAMS
Interim Director of Planning and
Community Environment



JAMES KEENE
City Manager

COURTESY COPIES

Linda Poncini, Carrasco Associates
Tony Carrasco, Carrasco Associates
Patrick Smailey, The Chilcote Trust
Andrew Gregg
Robin Kennedy
William D. Ross
Fred Balin
Greg Tanaka
Susan Rosenberg