

Petition 2019-046 by Spectrum Companies

To Approve:

This petition is found to be **consistent** with the *South End Transit Station Area Plan* and the *South End Vision Plan* based on the information from the staff analysis and the public hearing, and because:

- the plans recommend transit supportive development.

([Therefore, we find](#)) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The subject site is within 0.25-mile walk of the Carson Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for industrial uses to convert to transit supportive land uses.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

To Deny:

This petition is found to be **consistent** with the *South End Transit Station Area Plan* and the *South End Vision Plan* based on the information from the staff analysis and the public hearing, and because:

- the plans recommend transit supportive development.

([However, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: