

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



December 19, 2013

Th7c

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
KANANI BROWN, COASTAL PROGRAM ANALYST, SD COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CARLSBAD MAJOR LCP
AMENDMENT NO. CAR-MAJ-2-13C (Kelly Corporate Center) for Commission
Meeting of January 9, 2014**

SYNOPSIS

The subject Local Coastal Program (LCP) land use plan and implementation plan amendment was submitted and filed as complete on October 22, 2013. The date by which the Commission must take action, absent an extension of the time limits by the Commission, is January 20, 2014. This report addresses only one part of the complete submittal which includes LCP Amendment No. CAR-MAJ-2-13A (CUP Code Amendments) and LCP Amendment No. CAR-MAJ-2-13B (Sign Ordinance Amendment), both of which are separately scheduled for Commission review as time extension requests at the January 2014 hearing.

SUMMARY OF AMENDMENT REQUEST

The City of Carlsbad is requesting an amendment to its certified LCP to change the land use designation of the Kelly Corporate Center from Planned Industrial (PI) to Office (O) and to change the zoning from Planned Industrial, Qualified Development Overlay Zone (P-M-Q) to Office (O). The proposed Office land use and zoning designation would allow for similar office uses that are currently permitted in addition to medical office uses and related commercial uses that cater to the general public. The subject LCP amendment is project-driven and limited to the Kelly Corporate Center – a 7.5-acre site located on the southeast corner of Palomar Airport Road and Hidden Valley Road. The subject site is developed with an existing 50,000 sq. ft. office building and a vacant lot with approvals for another 50,000 sq. ft. office building. Since the subject site is located in the Mello II segment of the City's Coastal Zone, the proposed LCP amendment is required to change the LCP land use and zoning designations on the site and to ensure consistency with the proposed General Plan land use designation and zoning changes.

SUMMARY OF STAFF RECOMMENDATION

The proposed Office land use and zoning designations would continue to allow for office type uses similar to those permitted by the existing Planned Industrial land use and zoning designation. The primary difference is that the proposed Office designation permits medical office uses and related commercial uses that cater to the general public. Thus, the subject amendment request will not significantly modify existing land uses. The proposed project site has been previously disturbed and developed with an office building, driveways, parking lot, and graded pad. Additionally, there are no steep slopes or agricultural lands onsite. Furthermore, the existing 1.2 acres of Open Space on the southern portion of the site preserving the Encinas Creek corridor and associated riparian habitat buffer area, is not proposed to change. As such, the proposed land use designation change to the project site is consistent with the new development and resource protection policies in the Land Use Plan for the Mello II Segment of the LCP. Further, the proposed change to the City's Zoning maps conforms with and is adequate to carry out the certified Land Use Plan, as amended. In addition, any future development would require a coastal development permit and have to adhere to all the certified LCP provisions.

Staff is therefore recommending that the LCP amendment be approved as submitted by the City. The appropriate resolutions and motion may be found on Page 4. The findings for approval of the Land Use Plan Amendment as submitted begin on Page 5. The findings for approval of the Implementation Plan Amendment as submitted begin on Page 7.

BACKGROUND

There are six geographic segments in the City's LCP. The City's LCP has a unique history in that special legislation directed the Commission to draft the initial LCP. One segment, the Village Redevelopment Area LCP, was certified in 1988 and the City has been issuing coastal development permits there since that time. On October 21, 1977, the City assumed permit jurisdiction and has been issuing coastal development permits for all of the remaining segments, except Agua Hedionda. The Agua Hedionda Lagoon LCP segment is a deferred certification area until an implementation plan for that segment is certified.

ADDITIONAL INFORMATION

Further information on the City of Carlsbad LCP Amendment No. CAR-MAJ-2-13C may be obtained from Kanani Brown, Coastal Program Analyst II, at (619) 767-2370.

PART I. OVERVIEW

A. LCP HISTORY

The City of Carlsbad's certified LCP contains six geographic segments as follows: Agua Hedionda, Mello I, Mello II, West Batiquitos Lagoon/Sammis Properties, East Batiquitos Lagoon/Hunt Properties, and Village Redevelopment. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Coastal Commission prepared and approved two portions of the LCP, the Mello I and II segments in 1980 and 1981, respectively. The West Batiquitos Lagoon/Sammis Properties segment was certified in 1988. The Village Redevelopment Area LCP was certified in 1988; the City has been issuing coastal development permits there since that time. On October 21, 1977, the City assumed permit jurisdiction and has been issuing coastal development permits for all segments except Agua Hedionda. The Agua Hedionda Lagoon LCP segment is a deferred certification area until an implementation plan for that segment is certified. .

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

C. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local governments to provide the public with maximum opportunities to participate in the development of the LCP amendment prior to its submittal to the Commission for review. The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- I. MOTION:** *I move that the Commission certify the Land Use Plan Amendment No. 2-13C for the City of Carlsbad LCP as submitted.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Land Use Plan Amendment for the City of Carlsbad certified LCP as submitted and adopts the findings set forth below on grounds that the land use plan will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the land use plan.

- II. MOTION:** *I move that the Commission reject the Implementation Program Amendment No. 2-13C for the City of Carlsbad LCP as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the City of Carlsbad certified LCP as submitted and adopts the findings set forth below on

grounds that the Implementation Program Amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plans, as amended, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

PART III. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD LAND USE PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The City of Carlsbad is requesting an amendment to its certified LCP to change the land use designation of the Kelly Corporate Center, a 7.5-acre site located on the southeast corner of Palomar Airport Road and Hidden Valley Road, from Planned Industrial (PI) to Office (O). The proposed Office land use designation would continue to allow for office type uses similar to those permitted by the existing Planned Industrial land use designation. The primary difference is that the proposed Office land use designation permits medical office uses and related commercial uses that cater to the general public. Since the subject site is located in the Mello II Segment of the City's Coastal Zone, the proposed LCP amendment is required to change the LCP land use designation on the site and to ensure consistency with the proposed General Plan land use designation change.

B. CONFORMITY OF THE CITY OF CARLSBAD LAND USE PLAN AMENDMENT WITH CHAPTER 3

The proposed project site is located within the Mello II segment of the City of Carlsbad's LCP and consists of three lots including two .75-acre development pads and one common 6.3-acre lot that contains driveways, parking, and 1.2 acres of Open Space. An existing two-story, 50,000 sq. ft. office building is located on the western development pad and was formerly occupied by the U.S. Fish and Wildlife and the U.S. Army Corp. of Engineers offices. The eastern 0.75 acre development pad is vacant and has approvals for another 50,000 sq. ft. office building. To the north is Palomar Airport Road and the Crossings Golf Course, to the east is an existing office building, to the south is open space and single-family residential development upslope from the open space, and to the west is Hidden Valley Road and an existing office building.

As discussed in the amendment description above, the proposed Office land use designation would continue to allow for office type uses similar to those permitted by the existing Planned Industrial land designation in addition to office uses that cater to the general public such as medical office uses and related commercial development. Thus, the proposed land use designation from Planned Industrial to Office on the subject site would not significantly modify the existing land use or intensity of use. Further, the

existing 1.2 acres of Open Space on the southern portion of the site, adjacent to the Encinas Creek, is proposed to remain as Open Space. Thus, the Encinas Creek area and associated habitat buffer area would continue to be preserved as part of the subject LCP amendment with no impacts to scenic resources or environmentally sensitive areas.

The policies of the Mello II Land Use Plan emphasize preservation of agricultural and scenic resources, protection of environmentally sensitive resources, provision of shoreline access, and prevention of geologic instability and erosion. Since the subject site is already developed with an office building and a similar office building has been approved on the eastern portion of the site, the proposed land use change is not expected to change the intensity of use of the site – just the type of office use allowed on the site. The proposed office use will not result in any adverse impacts to coastal resources as the Encinas Creek corridor and its riparian habitat are preserved and appropriate buffers have been established consistent with the resource protection provisions of the certified LCP. Therefore, the Commission finds that the land use plan amendment conforms with Chapter 3 of the Coastal Act and will not adversely impact any coastal resources.

PART IV. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The City of Carlsbad is requesting an amendment to its certified LCP to change the zoning designation of the Kelly Corporate Center from Planned Industrial, Qualified Development Overlay Zone (P-M-Q) to Office (O). The proposed Office land use designation would continue to allow for office type uses similar to those permitted by the existing Planned Industrial zoning designation. The primary difference is that the proposed Office zoning designation permits medical office uses and related commercial uses that cater to the general public. Since the subject site is located in the Mello II Segment of the City's Coastal Zone, the proposed LCP amendment is required to change the LCP zoning designation on the site and to ensure consistency with the proposed City Zoning designation change.

B. FINDINGS FOR APPROVAL

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

a) Purpose and Intent of the Ordinance.

The purpose of the proposed rezone of the Kelly Corporate Center from Planned Industrial, Qualified Development Overlay Zone (P-M-Q) to Office (O) is to allow office uses that cater to the general public such as medical office uses and related commercial uses, as well as to ensure consistency with the proposed land use designation change from Planned Industrial (PI) to Office (O).

b) Major Provisions of the Ordinance.

The major provision of the ordinance is to rezone the Kelly Corporate Center from Planned Industrial, Qualified Development Overlay Zone (P-M-Q) to Office (O), with no changes to the existing Open Space (OS) zoning designation on the southern portion of the site.

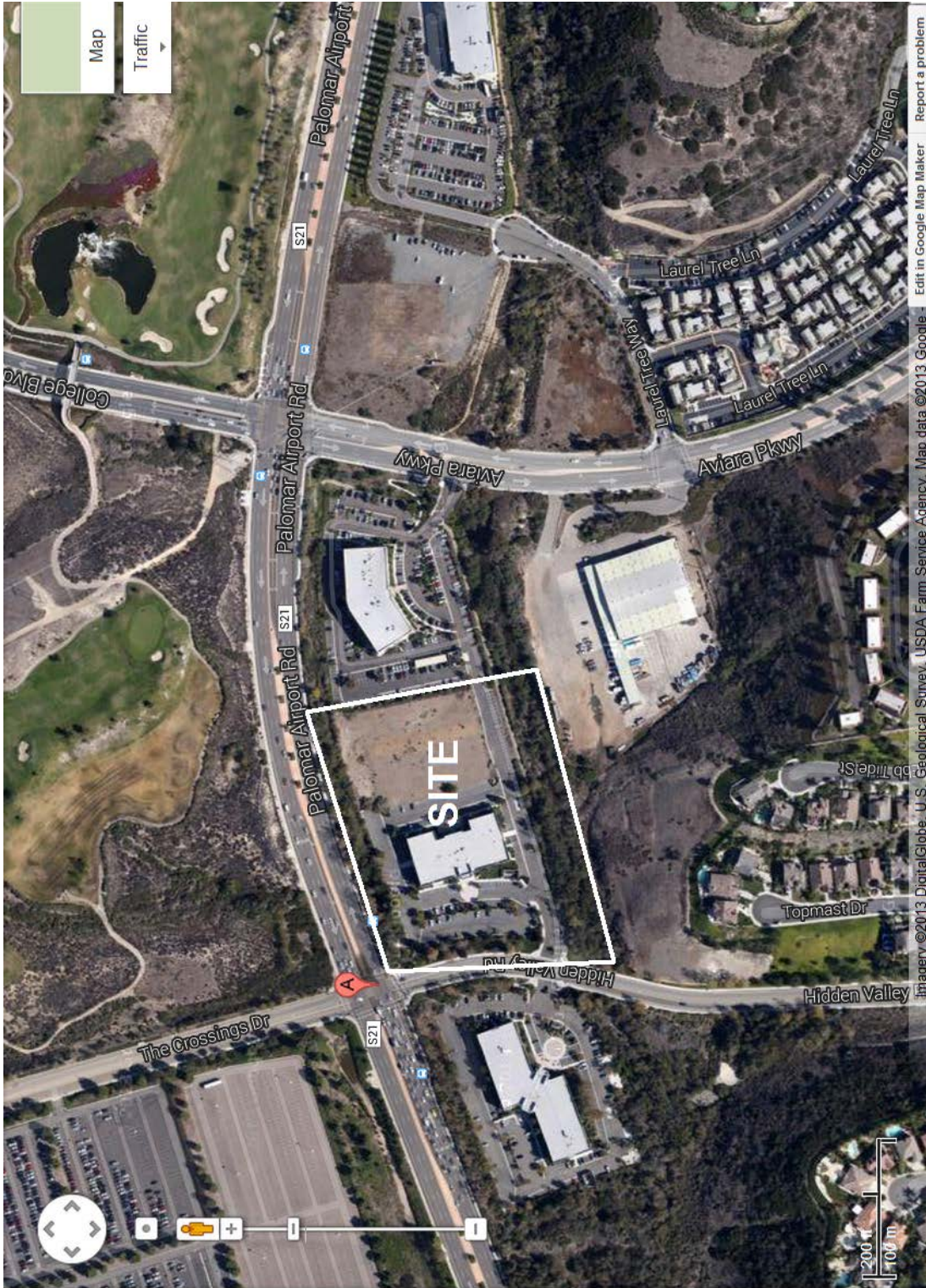
c) Adequacy of the Ordinance to Implement the Certified LUP Segments.

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP or the certified LUP as amended herein. The proposed changes to the zoning are limited to the subject site and are necessary to ensure that the zoning designations are consistent with the land use designations. Thus, the proposed zone change from Planned Industrial, Qualified Development Overlay Zone (P-M-Q) to Office (O) is consistent with the proposed land use designation change from Planned Industrial (PI) to Office (O). Therefore, the proposed amendment can be found consistent with and adequate to carry out the City's LUP as proposed to be amended and it can therefore be approved as submitted.

PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Public Resources Code section 21080.9 exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP or LCP amendment submittal.

Pursuant to the City's own obligations under CEQA, the City approved a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Nevertheless, Title 14 sections 13540(f) and 13555(b) requires the Commission to find that the proposed LCP, or LCP, as amended, is consistent with Public Resources Code section 21080.5(d)(2)(i), requiring that it will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment . The proposed LCP amendment is relatively minor in nature. The Commission finds there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect on the environment. Furthermore, the Commission finds that the proposed amendment is unlikely to have any significant adverse effect on the environment. Therefore, the Commission finds that the subject LCP land use plan and implementation plan, as amended, conforms with the relevant CEQA provision.



Report a problem
Edit in Google Map Maker
Map data ©2013 Google
USDA Farm Service Agency, U.S. Geological Survey, Imagery ©2013 DigitalGlobe, U.S. Geological Survey

EXHIBIT NO. 1
APPLICATION NO.
CAR-MAJ-2-13C
Location Map
California Coastal Commission

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING: 1) A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, 2) AN AMENDMENT TO THE GENERAL PLAN TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM PLANNED INDUSTRIAL (PI) AND OPEN SPACE (OS) TO OFFICE (O) AND OPEN SPACE (OS), AND 3) A LOCAL COASTAL PROGRAM AMENDMENT ON A 7.5 ACRE SITE GENERALLY LOCATED AT THE SOUTHEAST CORNER OF PALOMAR AIRPORT ROAD AND HIDDEN VALLEY ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 5.

CASE NAME: KELLY CORPORATE CENTER


CASE NO.: GPA 12-01/ZC 12-01/LCPA 12-02

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

WHEREAS, pursuant to the provisions of the Municipal Code, the Planning Commission did, on August 7, 2013, hold a duly noticed public hearing as prescribed by law to consider the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as referenced in Planning Commission Resolution No. 6991, General Plan Amendment 12-01, according to Exhibit "GPA 12-01" attached to Planning Commission Resolution No. 6992, and Local Coastal Program Amendment 12-02 according to Exhibit "LCPA 12-02" attached to Planning Commission Resolution No. 6994, and

WHEREAS, the City Council of the City of Carlsbad, on the 10th day of September, 2013, held a duly noticed public hearing to consider said Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, General Plan Amendment and Local Coastal Program Amendment; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the City Council considered all factors relating to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, General Plan Amendment and Local Coastal Program Amendment.

EXHIBIT NO. 2
APPLICATION NO. CAR-MAJ-2-13C
Resolution
 California Coastal Commission

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Carlsbad as follows:

1. That the above recitations are true and correct.

2. That the recommendation of the Planning Commission for the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and the approval of a General Plan Amendment (GPA 12-01) and Local Coastal Program Amendment (LCPA 12-02) are adopted and approved, and that the findings and conditions of the Planning Commission contained in Planning Commission Resolutions No. 6991, 6992 and 6994, on file with the City Clerk, are incorporated herein by reference, and are the findings and conditions of the City Council.

3. That the application for a General Plan Amendment to the Land Use Map of the General Plan and Local Coastal Program Amendment to change the land use designations from Planned Industrial (PI) and Open Space (OS) to Office (O) and Open Space (OS) and the zoning from Planned Industrial, Qualified Development Overlay Zone (P-M-Q) and Open Space (OS), to Office (O) and Open Space (OS), on property generally located at the southeast corner of Palomar Airport Road and Hidden Valley Road in Local Facilities Management Zone 5, as shown in Planning Commission Resolutions No. 6992 and 6994, is hereby accepted and approved, and shall be effective no sooner than thirty days after its adoption.

4. That the approval of GPA 12-01 shall not be effective until LCPA 12-02 is approved by the California Coastal Commission and the California Coastal Commission's approval becomes effective.

///

8

1 5. That the approval of LCPA 12-02 shall not become effective until it is
2 approved by the California Coastal Commission and the California Coastal Commission's
3 approval becomes effective.
4

5 "NOTICE TO APPLICANT"

6 The time within which judicial review of this decision must be sought is governed
7 by Code of Civil Procedure, Section 1094.6, which has been made applicable in the City of
8 Carlsbad by Carlsbad Municipal Code Chapter 1.16. Any petition or other paper seeking review
9 must be filed in the appropriate court not later than the ninetieth day following the date on
10 which this decision becomes final; however, if within ten days after the decision becomes final
11 a request for the record is filed with a deposit in an amount sufficient to cover the estimated
12 cost or preparation of such record, the time within which such petition may be filed in court is
13 extended to not later than the thirtieth day following the date on which the record is either
14 personally delivered or mailed to the party, or his attorney of record, if he has one. A written
15 request for the preparation of the record of the proceedings shall be filed with the City Clerk,
16 City of Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, CA. 92008.

13 ///

14 ///

15 ///

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Carlsbad on the 10th day of September, 2013, by the following vote to wit:

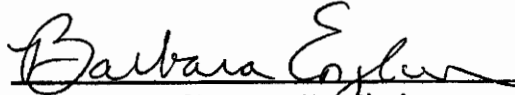
AYES: Council Members Hall, Packard, Wood, Blackburn and Douglas.

NOES: None.

ABSENT: None.


MATT HALL, Mayor

ATTEST:


BARBARA ENGLESON, City Clerk



ORDINANCE NO. CS-228

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, AMENDING SECTION 21.05.030 OF THE CARLSBAD MUNICIPAL CODE BY AN AMENDMENT TO THE ZONING MAP TO GRANT A ZONE CHANGE FROM PLANNED INDUSTRIAL, QUALIFIED DEVELOPMENT OVERLAY ZONE (P-M-Q) AND OPEN SPACE (OS) TO OFFICE (O) AND OPEN SPACE (OS) ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF PALOMAR AIRPORT ROAD AND HIDDEN VALLEY ROAD IN LOCAL FACILITIES MANAGEMENT ZONE 5.

CASE NAME: KELLY CORPORATE CENTER
CASE NO.: ZC 12-01

The City Council of the City of Carlsbad, California, does ordain as follows:


WHEREAS, the City Council did on the 10th day of September, 2013, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, said application constitutes a request for a Zone Change as shown on Exhibit "ZC 12-01 – KELLY CORPORATE CENTER," dated August 7, 2013, attached hereto and made a part hereof; and

WHEREAS at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said City Council considered all factors relating to the "ZC 12-01 – KELLY CORPORATE CENTER."

NOW, THEREFORE, the City Council of the City of Carlsbad does ordain as follows:

SECTION I: That section 21.50.030 of the Carlsbad Municipal Code, being the zoning map, is amended as shown on the map marked "ZC 12-01 – KELLY CORPORATE CENTER," dated August 7, 2013, attached hereto and made a part hereof.

EXHIBIT NO. 3
APPLICATION NO.
CAR-MAJ-2-13C
Ordinance
 California Coastal Commission

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SECTION II: That the findings and conditions of the Planning Commission in Planning Commission Resolution No. 6993 shall also constitute the findings and conditions of the City Council.

EFFECTIVE DATE: This ordinance shall be effective no sooner than thirty days after its adoption, but not until Local Coastal Program Amendment LCPA 12-02 is approved by the California Coastal Commission, and the City Clerk shall certify to the adoption of this ordinance and cause it to be published at least once in a publication of general circulation in the City of Carlsbad within fifteen days after its adoption. *(Notwithstanding the preceding, this ordinance shall not be effective within the City's Coastal Zone until approved by the California Coastal Commission.)*

INTRODUCED AND FIRST READ at a regular meeting of the Carlsbad City Council on the 10th day of September, 2013, and thereafter.

///
///
///
///
///
///
///
///
///
///
///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

PASSED AND ADOPTED at a regular meeting of the City Council of the City of

Carlsbad on the 24th day of September, 2013, by the following vote, to wit:

AYES: Council Members Hall, Packard, Wood, Blackburn and Douglas.


NOES: None.

ABSENT: None.

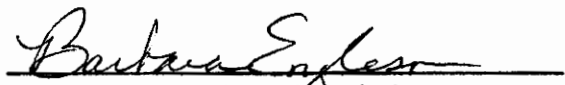
ABSTAIN: None.

APPROVED AS TO FORM AND LEGALITY


CELIA A. BREWER, City Attorney


MATT HALL, Mayor

ATTEST:

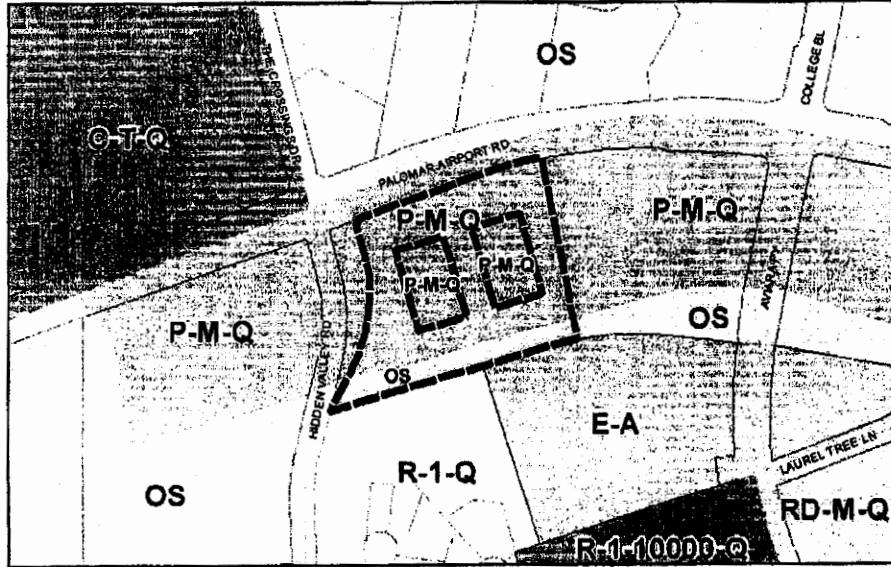

BARBARA ENGLESON, City Clerk

(SEAL)

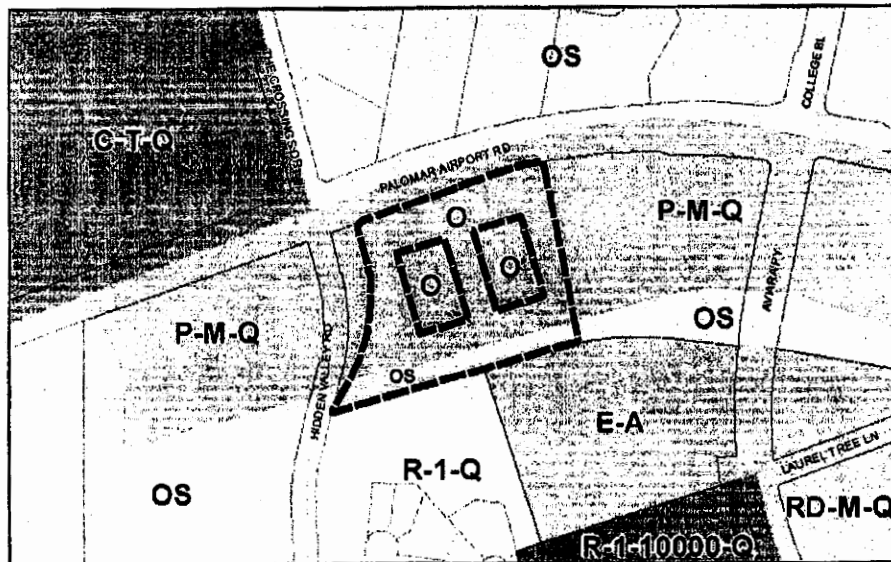
Exhibit "ZC 12-01"
August 7, 2013

ZC 12-01

Kelly Corporate Center



EXISTING



PROPOSED

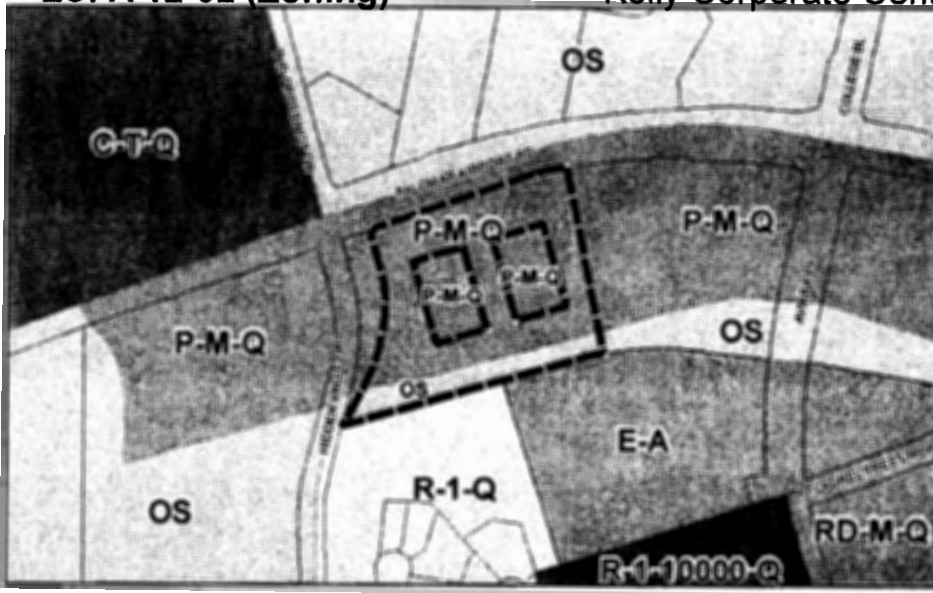
Related Case File No(s): GPA 12-01 / LCPA 12-02			
Zoning Designation Changes			
	Property	From:	To:
A.	212-040-67-00	P-M-Q/OS	O/OS
B.	212-040-68-00	P-M-Q	O
C.	212-040-69-00	P-M-Q	O

Exhibit "LCPA 12-02"

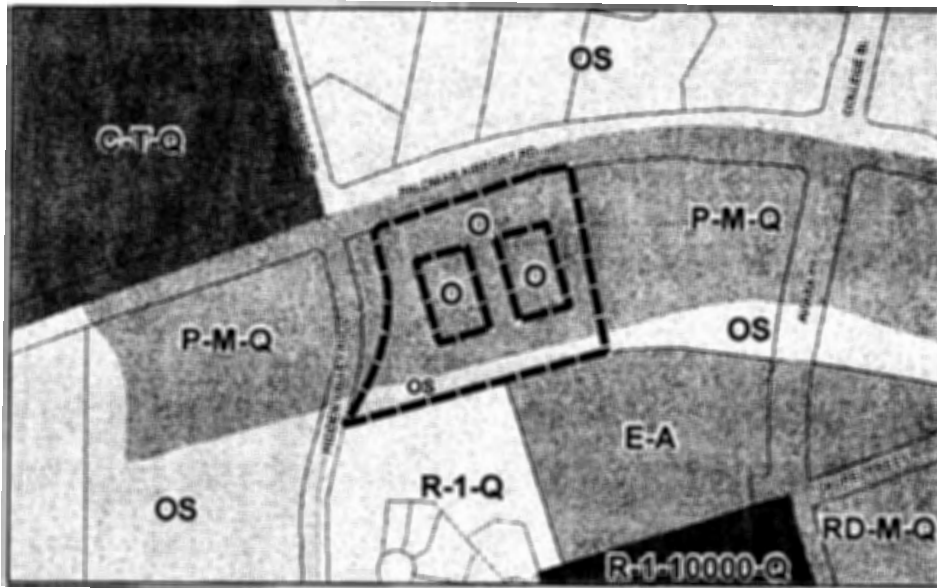
August 7, 2013

LCPA 12-02 (Zoning)

Kelly Corporate Center



EXISTING



PROPOSED

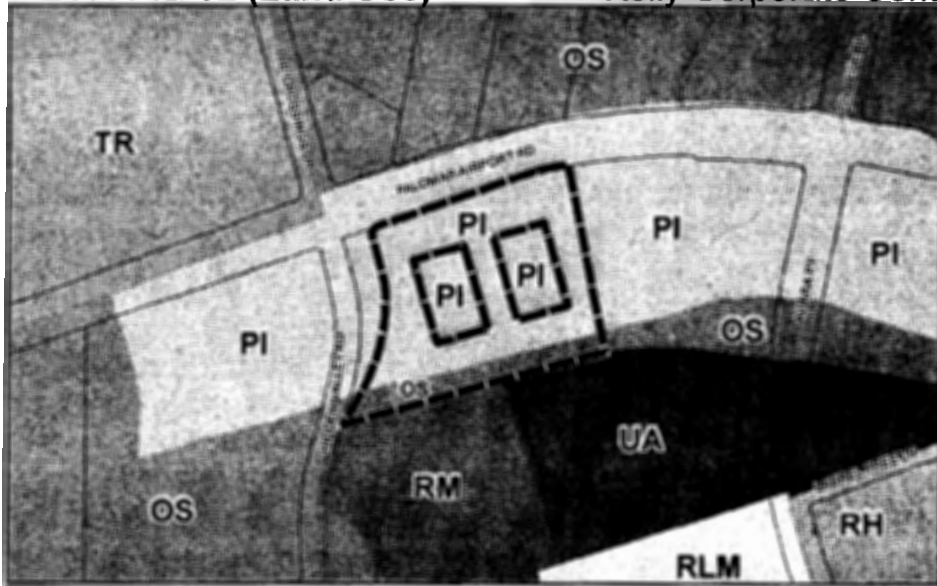
Related Case File No(s): GPA 12-01 / ZC 12-01		
LCPA Zoning Designation Changes		
Property	From:	To:
A. 212-040-67-00	P-M-Q/OS	O/OS
B. 212-040-68-00	P-M-Q	O
C. 212-040-69-00	P-M-Q	O

Exhibit "LCPA 12-02"

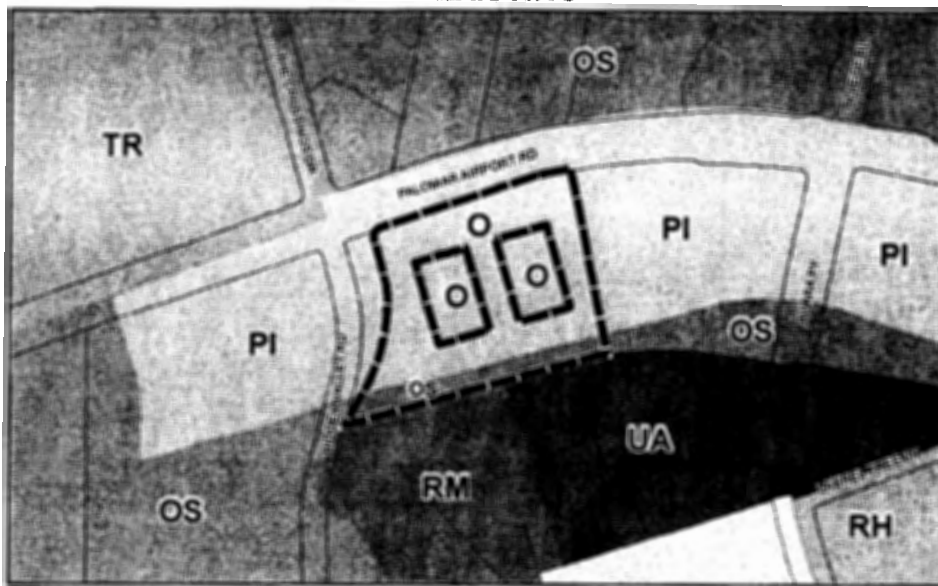
August 7, 2013

LCPA 12-02 (Land Use)

Kelly Corporate Center



EXISTING



PROPOSED

Related Case File No(s): GPA 12-01 / ZC 12-01		
LCPA Land Use Designation Changes		
Property	From:	To:
A. 212-040-67-00	PI/OS	O/OS
B. 212-040-68-00	PI	O
C. 212-040-69-00	PI	O