

Planning Commission's Additional Proposed Changes to the Draft Crossroads Specific Plan

The Draft Specific Plan will be amended as follows.

- Chapter 3: Page 3-2 and 3-14. "All conditional use permits (CUPs) that exist prior to the adoption of the Specific Plan continue to be effective and the businesses and sites ~~shall~~ must maintain compliance with those conditions. The terms and conditions of CUPs existing prior to the adoption of the of the Specific Plan for uses which do not conform to the Specific Plan are transferrable upon sale of the business or property upon the site."
- Chapter 3: Page 3-27. "The specific plan allows for the general repair, maintenance, exterior façade improvement, interior remodeling, and other modifications (for example seismic retrofitting, water and energy efficiency upgrades, painting, stucco repair, and parking lot re-configuration) of non-conforming uses and buildings necessary to maintain the non-conformity, but disallows the expansion or intensification (such as additions to the ground floor or second stories and expanding the number of drive-thru windows) of non-conforming uses or buildings.
- Chapter 3: Page 3-31. "Buildings and developments should be designed to respect and be compatible with adjacent and surrounding development, while allowing for innovative architectural design complimentary to overall scale and urban form. Structures will not be required to have the same architectural style as structures on adjacent lots."
- Chapter 3: Page 3-36. "On-premise signs should be designed to complement the materials, textures, and colors of the primary building façade of which it is located." "Signs existing prior to the adoption of the Specific Plan may be repaired, maintained, and improved to provide energy efficiency in a manner consistent with the originally approved size, style, design, pattern, coloring, and materials. When re-facing cabinet signs, new faces must have opaque backgrounds with three-dimensional push through letters."