

1419 Highland Avenue

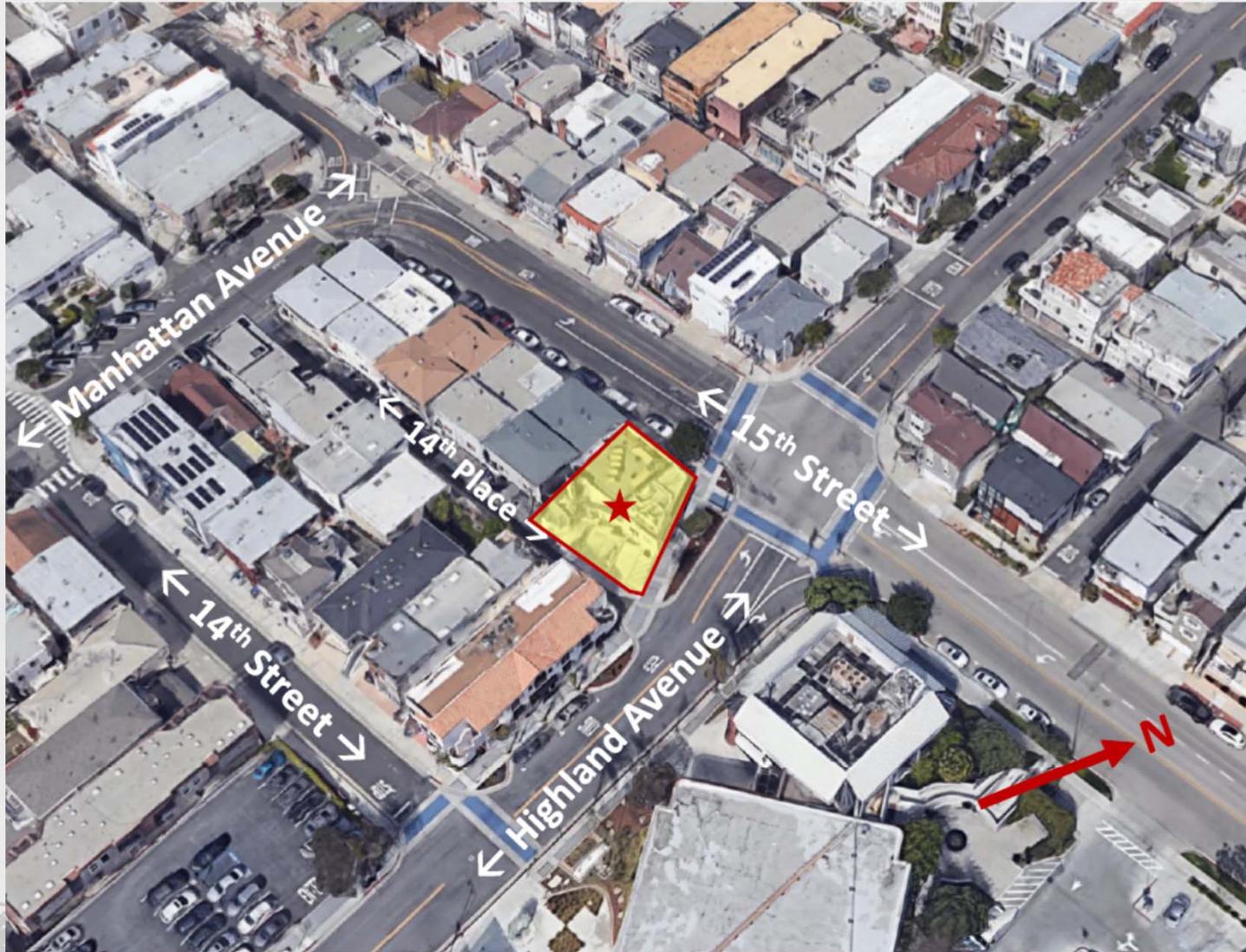
Use Permit to Allow an Office
Use on the Ground Floor

Planning Commission Meeting
October 9, 2019

Background

- Intersection of Highland Avenue & 15th Street
- CD Downtown Commercial Zone
- Applicant requests to establish an office use
 - Previously a bank use
- Use Permit required for office uses on the ground floor in the CD zone

Vicinity Map



Project Details

- No physical changes to existing building
 - 1,666 sq ft of office
 - 750 sq ft roof deck
- Office use- real estate broker





Use Permit: Ground Floor Office

- Use Permit required for ground floor office use (MBMC 10.16.020)
- Code change in 2018
 - Response to trend in Downtown commercial real estate

Staff's Neutral Position

- Staff seeks Planning Commission's direction
- Must meet required findings for Use Permit

Reasons to Approve

- Low impact to neighbors
- Office use acts as a “buffer” in transition zone
- Impose reasonable conditions on roof deck



Reasons to Deny

- Gateway to Downtown
- Pedestrian oriented uses

Conclusion

- Conduct Public Hearing
- Direct Staff to return to the Planning Commission with a Resolution either approving or denying the Use Permit request