



CLEARWATER SPECIFIC PLAN UPDATE





CLEARWATER

SPECIFIC PLAN



City Council Update

28 January 2025



With: EPS, JMD, Ganddini Group



AGENDA

- Project Background and Timeline
- Recent Feedback and Events
- Proposed Recommendations
- CEQA Timeline
- Next Steps

PROJECT AREA & BACKGROUND

Existing Plan:

Currently allows residential uses at **22 homes per acre**, but limited housing types and is a text-based plan that can be updated to be more accessible to understand.

Goal:

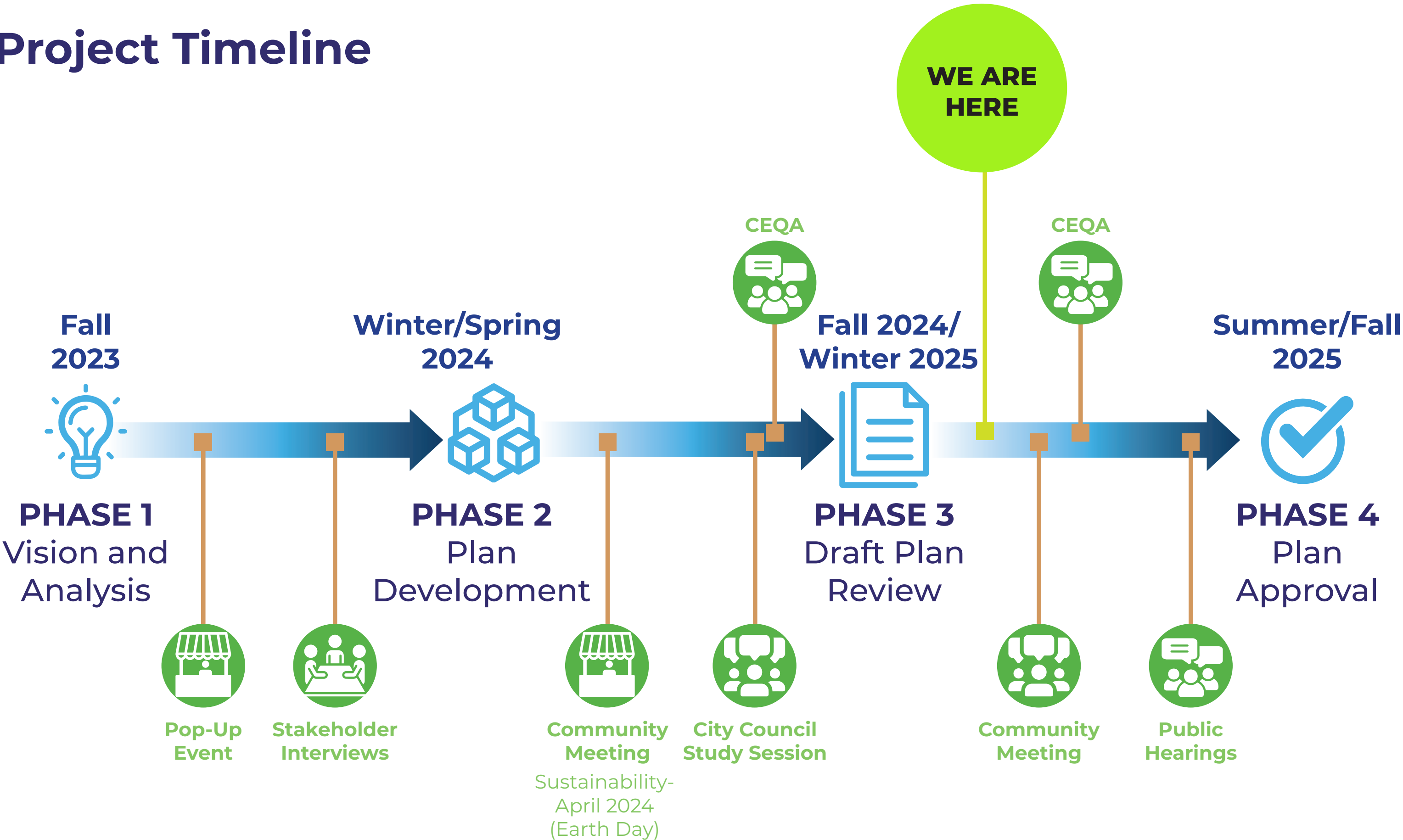
While continuing to allow the Swap Meet and other existing businesses & uses, reinvent the block as an **enhanced community focal point, with housing, interesting retail and restaurants, and gathering places** that takes advantage of future transit access and transit-oriented development (TOD) opportunities.

Requirements:

The Plan must meet State requirements to allow 30 homes per acre.



Project Timeline



Project Timeline

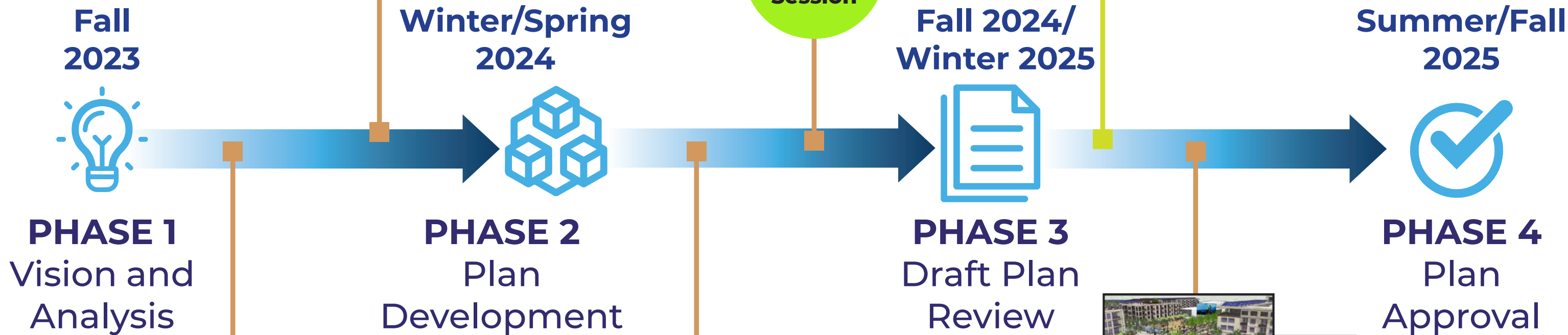
Item	Number	
Density	60 du/ac	80
Total Units	240	320
Cost per Unit (excl. land)	\$494,000	\$48
Revenue per Unit	\$514,000	\$51
Residual Land Value per Acre	\$1,177,000	\$2,



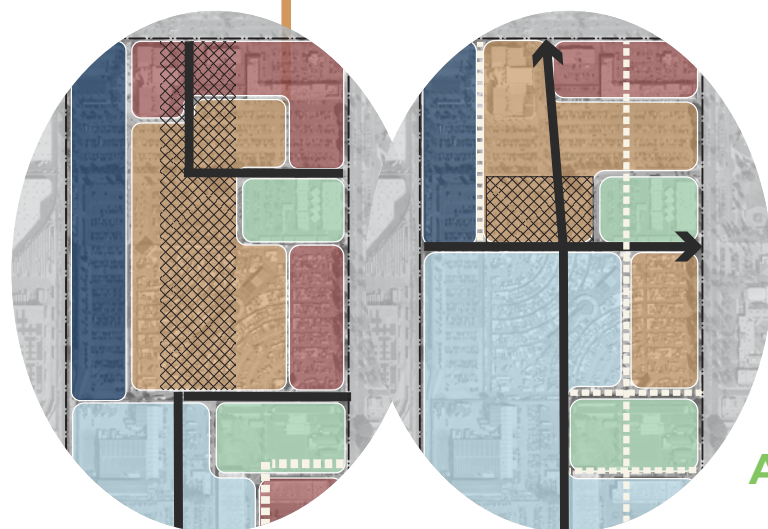
Physical/Economic Feasibility

June Study Session

WE ARE HERE



Vision Ideas



Land Use Alternatives



Plan Document

MUSA Stakeholder Meeting



Engagement Summary

Events

- Friday Night Paramount Pop-Up
- Stakeholder Interviews
- Meetings with Major Property Owners
- February Public Meeting (Clearwater Building)
- City Staff Alternative Session
- Eco-Friendly Fair Pop-Up

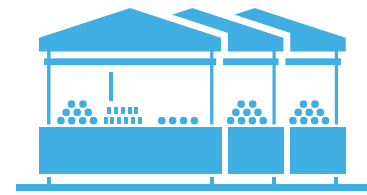
Key Topics

- Overall vision
- Types of land uses desired
- Maximum levels of acceptable development

Recurring Themes



Want more housing and want housing to be more affordable



Want to keep the Swap Meet and Drive-in, but also like to see them improved



Provide entertainment options that Paramount does not currently have



Improve walking environment for families

Recent Community Feedback

- Like to see mixed-use buildings (apartments above ground-floor commercial)
- Want to have a safe place to walk around
- Want to be able to benefit from the new development that will occur
- Okay with multi-story developments

This form is titled "What do you Think? ¿Qué opinas?" and features a top illustration of a street scene with parking areas labeled "On-street parking (throughout)" and "Individual Unit Parking". The form contains three questions with corresponding dot-matrix response areas for "YES/SÍ" and "NO".

What do you Think? ¿Qué opinas?	YES/SÍ	NO
1. Do you think there is enough parking provided? 1. ¿Crees que hay suficiente estacionamiento?	Sticker Dots Here Puntos adhesivos aquí	Sticker Dots Here Puntos adhesivos aquí
2. Do you like the design of the street typologies? 2. ¿Te gusta el diseño de las tipologías de calles?	Sticker Dots Here Puntos adhesivos aquí	Sticker Dots Here Puntos adhesivos aquí
3. Do you think the Mobility Plan is pedestrian and bicycle friendly enough? 3. ¿Cree que el Plan de Movilidad es suficientemente amigable para peatones y ciclistas?	Sticker Dots Here Puntos adhesivos aquí	Sticker Dots Here Puntos adhesivos aquí

Place post-it notes here for comments
Coloque notas adhesivas aquí para comentarios

This form is titled "What do you Think? ¿Qué opinas?" and features a top illustration of a development with various open spaces labeled "Central Green Park", "Active Recreational Facilities and Swap Meet", "Resident Shared Open Space", "Playground", "Mobile Seating", and "Green Office". The form contains three questions with corresponding dot-matrix response areas for "YES/SÍ" and "NO".

What do you Think? ¿Qué opinas?	YES/SÍ	NO
1. Do you think there is enough open space provided? 1. ¿Crees que se proporciona suficiente espacio abierto?	Sticker Dots Here Puntos adhesivos aquí	Sticker Dots Here Puntos adhesivos aquí
2. Do you like the types of open spaces that are included? 2. ¿Te gustan los tipos de espacios abiertos que se incluyen?	Sticker Dots Here Puntos adhesivos aquí	Sticker Dots Here Puntos adhesivos aquí
3. Do you like the approach of providing more, smaller open spaces rather than one or two larger open spaces? 3. ¿Le gusta el enfoque de proporcionar más espacios abiertos pequeños en lugar de uno o dos espacios abiertos grandes?	Sticker Dots Here Puntos adhesivos aquí	Sticker Dots Here Puntos adhesivos aquí

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Proposed Development Zones

Mixed-Use Town Center (MU-TC)

Medium-scale mixed-use buildings, local shopping, small streets, and urban plazas for a vibrant new neighborhood center

Quasi Public (QP)

Preservation of existing land uses (Paramount Adult School and Our Lady of the Rosary Church), while supporting the ability for institutions to provide low-scale, accessory land uses

Town Residential-65 (TR-65)

Medium scale residential focus area that provides a transition between existing areas and the new Town Center and Flex District

Flex District (FD)

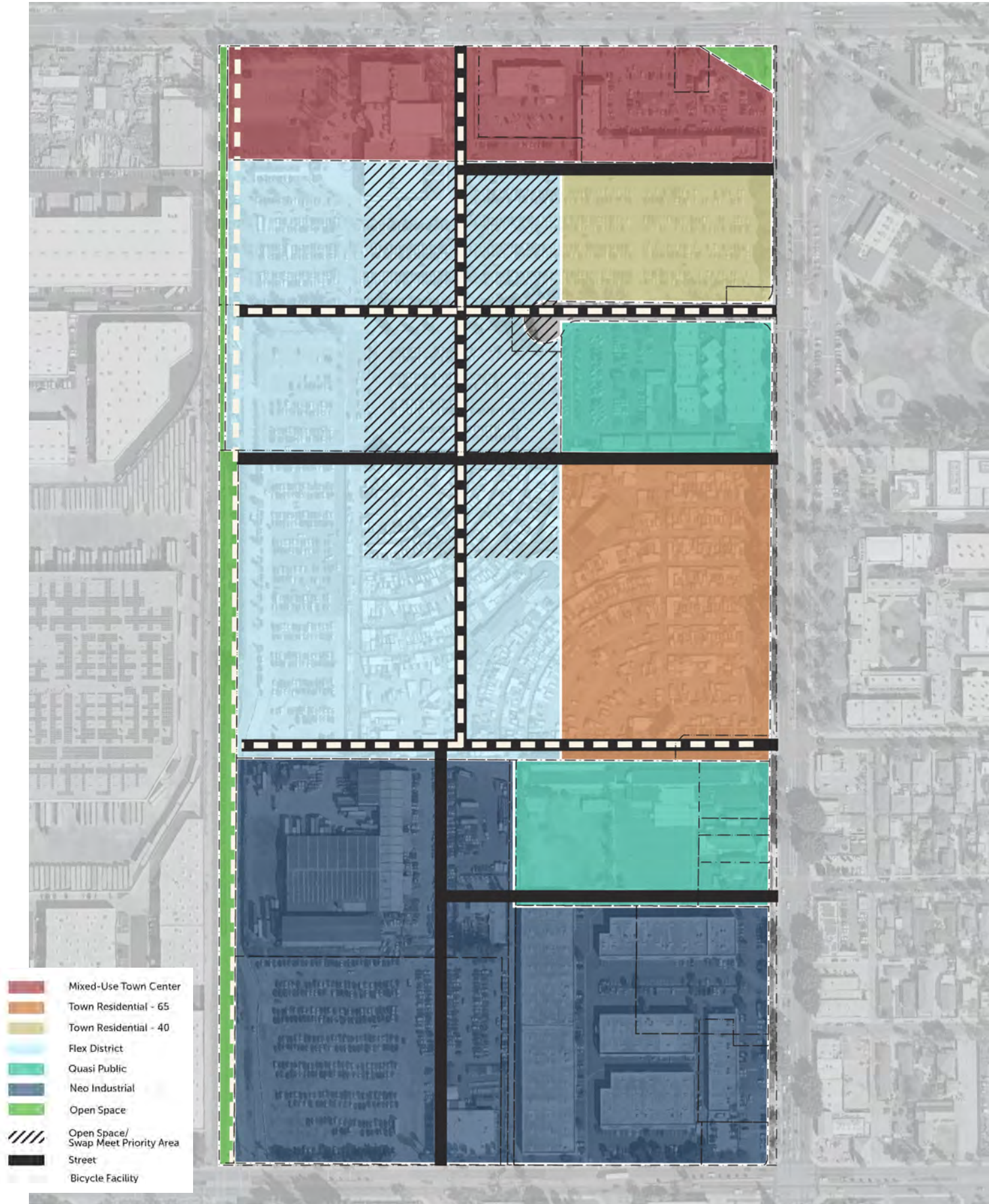
Diverse mix of missing middle residential typologies, live/work townhomes, artisanal manufacturing, and entertainment uses

Town Residential-40 (TR-40)

Similar to the MU-2 zone of the NPG Specific Plan, it is intended to activate Paramount Boulevard to support commercial and residential uses

Neo Industrial (NI)

Nonresidential area that promotes a diverse mix of artisanal manufacturing, breweries, emerging technology jobs, and locally serving businesses



Land Use Tables and Development Standards

Land Uses	MU-TC	TR-65	TR-40	FD	QP	NI	PO	Notes/Regulations
Photography Studios	M	G	G	P	-	P	-	
Podcast and Broadcast Studios	M	G	G	P	G	P	-	
DIGITAL INDUSTRIES								
Data Center	-	-	-	M	-	M		
Digital Fabrication Labs (e.g., 3D printing)	M	-	-	P	-	P		
Digital Media and Content Creation Studios	M	-	-	P	-	P		
Gaming and Animation Studios	M	S	G	P	-	P		
Software Development Hubs	M	-	-	P	-	P		
Virtual Reality and Augmented Reality Studios	M	S	G	P	-	P		
EATING AND DRINKING ESTABLISHMENTS								
Bar	M (CUP)	G (CUP)	G (CUP)	M (CUP)	-	M (CUP)	CUP	
Craft Breweries and Distilleries	M (CUP)	X	X	CUP	-	CUP	X	
Food Hall	M	G	G	P	G	P	X	
Food Hall Vendor	P	P	P	P	P	P	X	
Nightclub	M (CUP)	X	X	CUP	-	CUP	X	
Outdoor Dining	A	A	A	A	A	A	AP	Accessory to: Restaurant, Food Hall
Restaurant	P	P	P	P	AP	P	CUP	See regulations regarding alcohol sales
EDUCATION AND PUBLIC ASSEMBLY								
Cultural Institutions	M	G	G	S or AP	P	-	-	
Educational Institution, private	G (CUP)	G (CUP)	G (CUP)	CUP	CUP	-	-	
Fitness Facility	M	G	G	S	G	S	-	
Places of Public Assembly	G	G	G	AP	G	-	-	
Places of Religious Assembly	CUP	CUP	CUP	CUP	CUP	-	-	
Trade Schools	M (AP)	-	G (AP)	AP	G (AP)	P	-	

Table 4-2: TR-65 Development Standards	
Height and Density	
Maximum Density (du/ac)	65 du/ac
Maximum Floor Area Ratio (FAR)	2.5
Maximum Height (feet)	65 ft
Maximum Height (stories)	5
Ground Floor Height: Nonresidential	12 ft minimum
Ground Floor Height: Residential	10 ft minimum
Building Footprint and Length	
Maximum, contiguous ground-floor footprint, with 50% or more residential uses for total building (includes structured parking and/or ground-level resident only open spaces)	60,000 SF
Maximum, contiguous ground-floor footprint, less than 50% residential uses for total building (includes structured parking, resident only open spaces, and/or recessed vehicle circulation areas)	N/A
Maximum building edge length along major axis (excludes length for recessed/extruded spaces along axis)	350 ft
Setbacks	
Paramount, Rosecrans, Somerset Boulevards: Residential	15 ft minimum / 25 ft maximum
Paramount, Rosecrans, Somerset Boulevards: Nonresidential	5 ft minimum / 20 ft maximum
Union Pacific Rail Line: Residential	100 ft minimum
Union Pacific Rail Line: Nonresidential	40 ft minimum
New Interior Street: Residential	10 ft maximum (from back of sidewalk)
New Interior Street: Nonresidential	5 ft maximum (from back of sidewalk)
Property Line; not fronting a street; interior to Specific Plan Area	Zero setback required
Stepbacks	
Upper floor step back	At least one step back that is a minimum of five feet at any level above the ground level
Unit Size	
Studio	550 sf minimum
1-bedroom	800 sf minimum
2-bedroom	1,050 sf minimum
3-bedroom	1,300 sf minimum



Transfer of Development Rights (TDR) Program

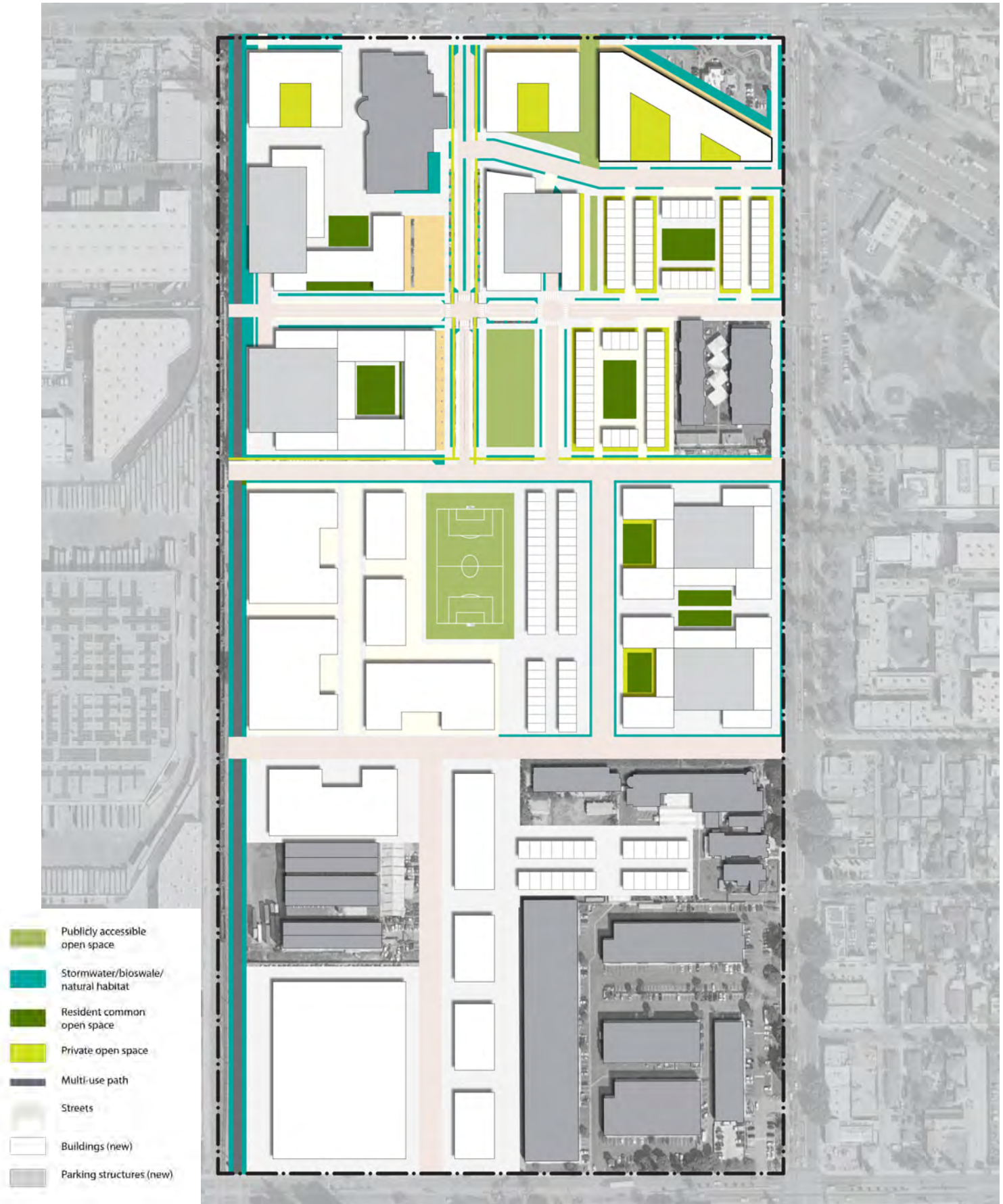
- TDR program included in Admin Draft Plan for City staff consideration
- Would allow for **unrealized development potential** on some properties/sites within the Plan Area to be transferred to other areas **within the Specific Plan**
- Would not allow for increase of total development maximums within Specific Plan - i.e., 2,000 units
- Proposed projects utilizing TDR would still be required to follow all development standards within the Specific Plan
- Proposed project utilizing TDR would require additional ministerial approval by City staff

Open Space Plan

- Minimum open space requirements based on units and/or square feet of non-residential area



Figure 5-4: Open Space Plan Concept



Mobility/Parking Plan

- Minimum parking requirements based on NPGSP levels

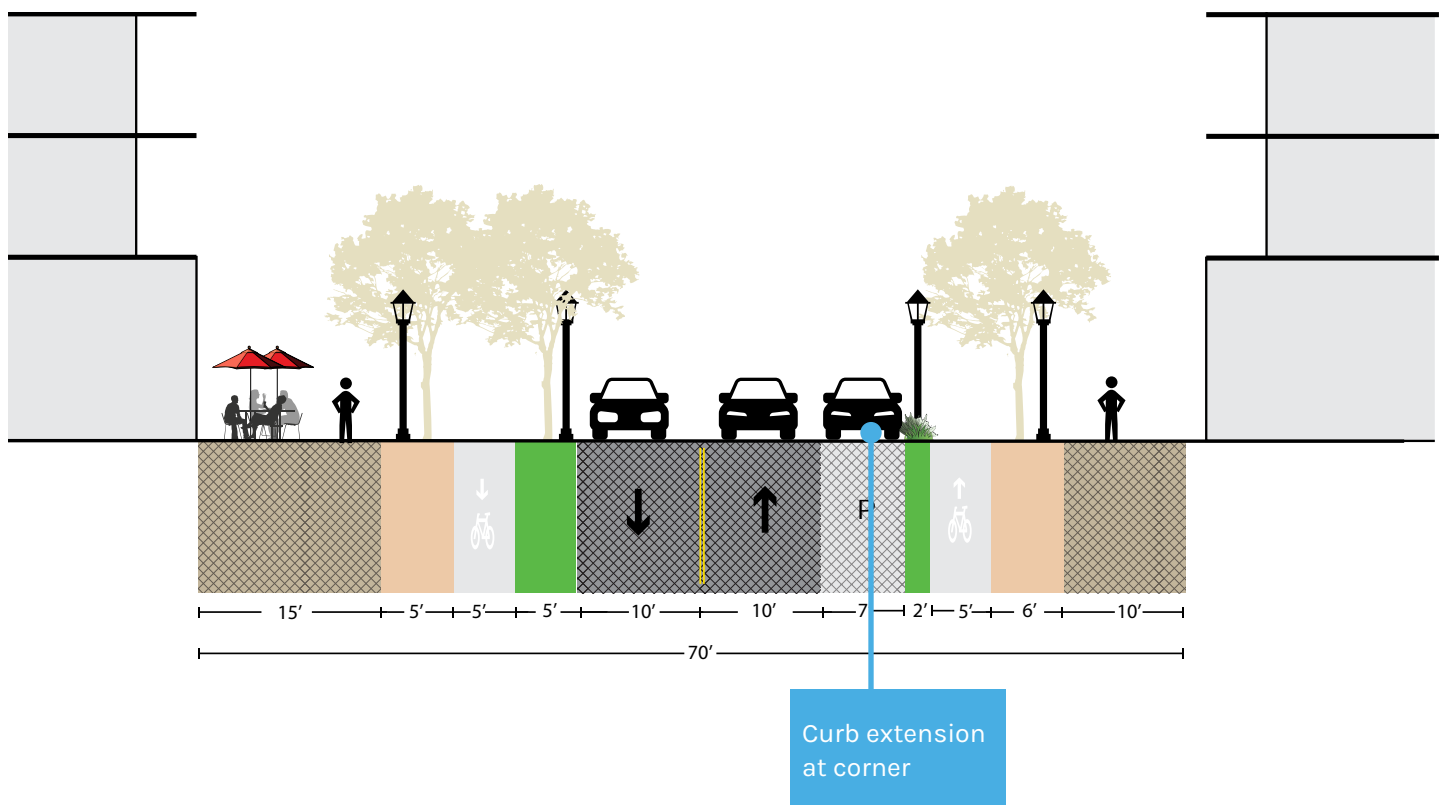
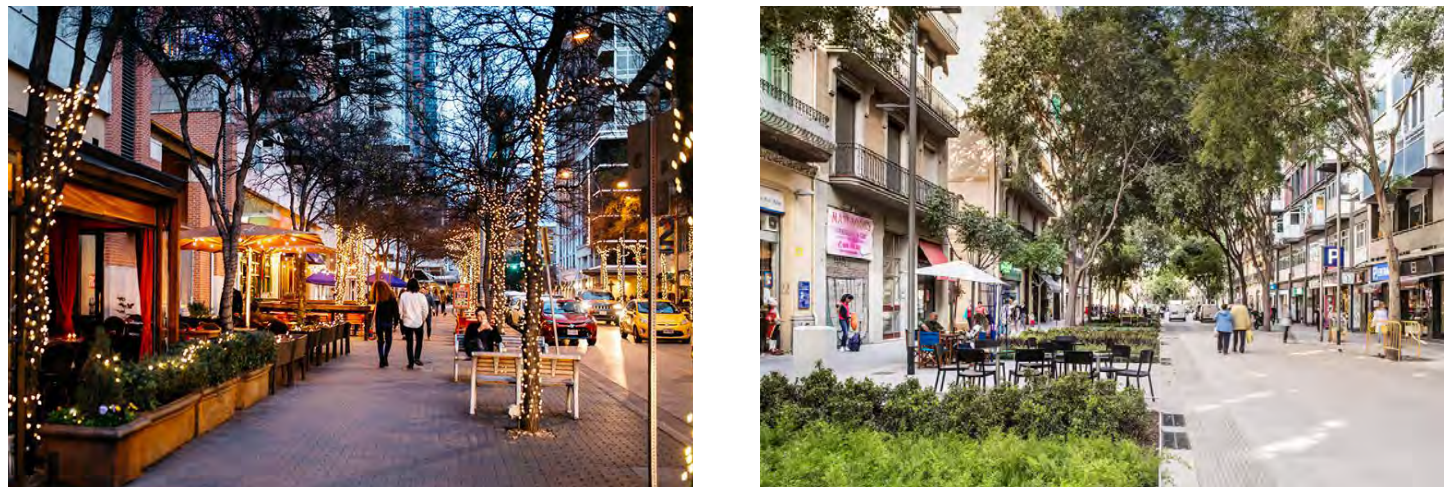
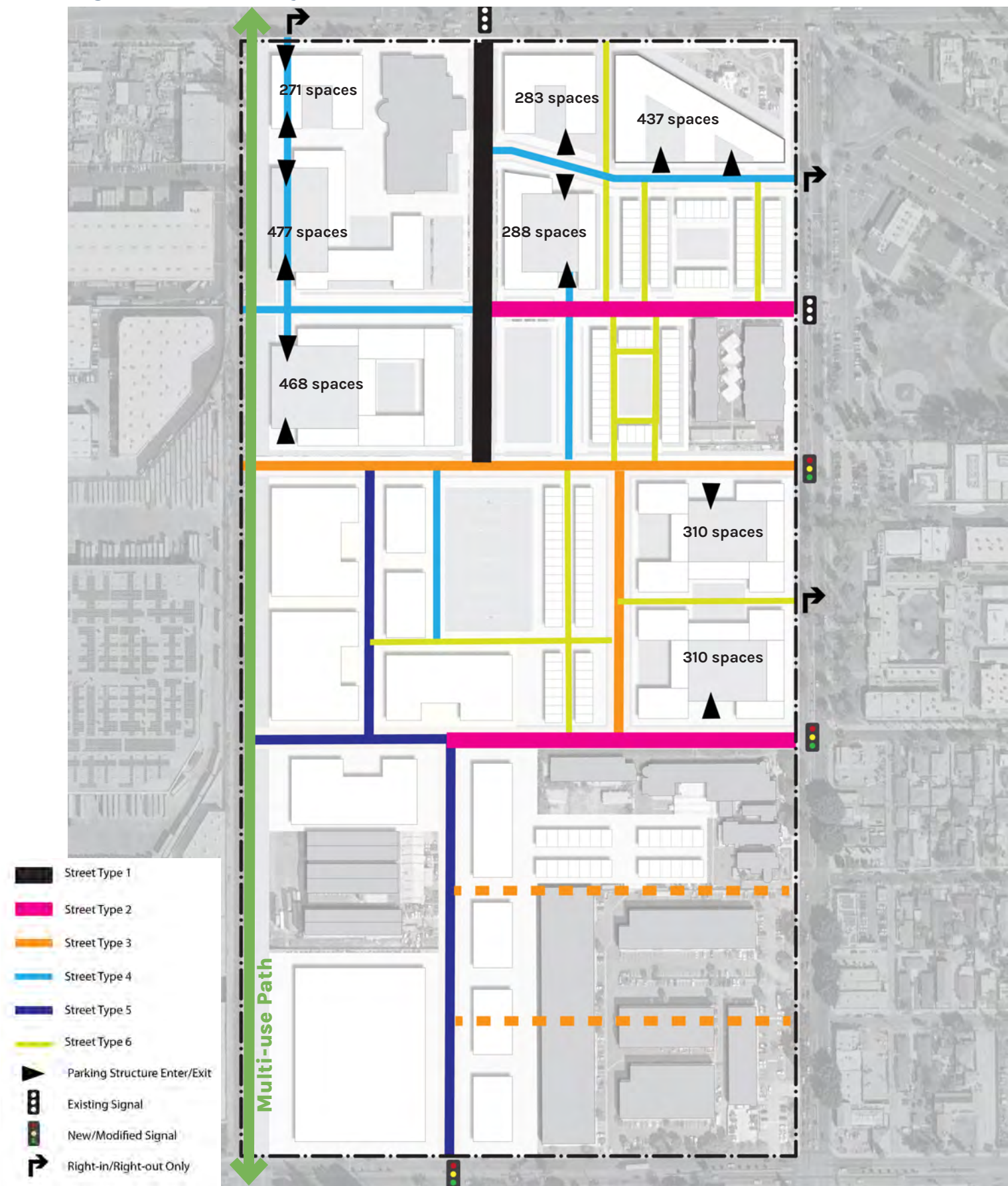


Figure 5-1: Mobility Plan Concept



Buildings and Open Space Concept



Frequent seating facing plaza areas that is shaded

Consistent surfaces for pedestrian circulation zones (e.g., concrete)

Space for food trucks and temporary vendors

Permeable paving for plaza area

Buildings and Streets Concept



Permeable paving for vehicle roadway area

Curbless street design

High-visibility crosswalks

Bollards with lighting to restrict vehicle access

Bicycle conflict zone markings

Tactile strips

CEQA Timeline

- CEQA Notice of Preparation and Scoping Meeting - **January 2025**
- Administrative Draft EIR for City Review - **April 2025**
- Draft EIR and 45-day Public Review Period - **June/July 2025**
- Response to Public Comments/Final EIR - **August 2025**
- Public Hearings on EIR and Specific Plan - **September 2025**

Next Steps

- City finalize Administrative Draft Review - **January 2025**
- Public Draft Specific Plan - **March 2025**
- Public Draft Review Period - **March 2025**
- Planning Commission Meeting - **March/April 2025**
- Eco Friendly Fair - **April 2025**
- Final Draft Specific Plan - **May 2025**
- City Council Meeting - **May/June 2025**
- Final Hearings and Plan Adoption - **September 2025**



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