



PLANNING & TRANSPORTATION DIVISION

STAFF REPORT

TO: PLANNING & TRANSPORTATION COMMISSION

FROM: Chitra Moitra **DEPARTMENT:** Planning &
Planner Community Environment

DATE: October 28, 2009

SUBJECT: **Comprehensive Plan Update:** Discussion on the Programs and Policies of Landuse Element of the Comprehensive Plan vision.

RECOMMENDATION

This meeting is intended to provide information and discussion. No recommendation for action by the City Council may be made by the Commission at this meeting.

BACKGROUND

At the study session on October 21, 2009, the Planning and Transportation Commission (PTC) discussed the overall themes, vision and goals of the existing Comprehensive Plan. The study session provided background information to the PTC prior to beginning its actual review of the Comprehensive Plan individual elements. Staff has been reviewing the Comprehensive Plan since last year to compile information regarding the status and applicability of all of the existing policies and programs in each chapter of the Comprehensive Plan. Each City department charged with leading the implementation of specific policies and programs has provided input on their continued applicability, and staff has collated that information for review with the PTC.

DISCUSSION

The purpose of this meeting is to discuss with PTC the applicability of the current vision, goals, policies and programs within the Land Use and Community Design Element of the Comprehensive Plan concentrating on the viability of the existing document. The attached list of individual goals, policies and implementing programs of this element should be reviewed for relevance and clarity to accomplish the Plan's overall vision.

Staff has developed a matrix that summarizes the status of each programs or policy currently in the Land Use and Community Design Chapter. With the matrix, staff has attempted to

distinguish the policies and programs that remain relevant from programs and policies that will need further refinement in Phase II.

After completion of first round of review of all the elements, a second round of review will be undertaken in 2010 to evaluate the addition of new policies and programs as well as modification of the existing policies and programs of individual chapters. These changes will focus on addressing the elements of the updated work program which are limiting the conversion of non-residential land to residential uses, limiting the loss of retail serving uses, strengthening provision of services where applicable and addressing sustainable development.

The PTC will also be meeting in a joint study session with the City Council early next year to discuss the relevance and applicability of the overall vision as well as the individual chapter vision statements of the existing Comprehensive Plan. The joint study session should provide further guidance to the PTC for the next phase of the update process which will focus on developing new policies and programs to support the Comprehensive Plan work program.

At the PTC meeting of October 21, 2009, Commissioners discussed the existing Land Use and Community Design vision statement and had the following suggestions for incorporation:

- acknowledge relationship of City and Stanford;
- recognize that City is built out ;
- identify generally where higher densities should be located;
- change last sentence of vision statement to indicate all neighborhoods should have adequate public gathering spaces....
- emphasize neighborhood preservation
- focus on “visit” Palo Alto as destination
- recognize there needs to be balanced growth – accommodate regional needs yet preserve neighborhood characteristics

TIMELINE

The following is a tentative schedule for PTC review of Comprehensive Plan items through the end of this year.

- Comprehensive Plan Business & Economics Policies December 2
- Housing Needs/Existing Housing Element December 9
Policies and Programs Discussion

ATTACHMENTS

Attachment A: Land Use and Community Design Vision, Goals, Policies and Programs

PREPARED BY:

Chitra Moitra, Planner

DEPARTMENT/DIVISION HEAD APPROVAL: _____

Julie Caporgno
Chief Planning and Transportation Official