



PLANNING & TRANSPORTATION DIVISION

1

STAFF REPORT

TO: PLANNING & TRANSPORTATION COMMISSION

FROM: Roland Rivera
Senior Planner

DEPARTMENT: Planning &
Community Environment

DATE: July 22, 2009

SUBJECT: Comprehensive Plan Amendment Update: Study Session on Progress, Work Program, and Schedule for the Comprehensive Plan Amendment.

RECOMMENDATION

This meeting is intended to provide information only. No action may be taken by the Commission.

PURPOSE OF STUDY SESSION

The purpose of the study session is to review with the Planning and Transportation Commission (PTC) the Comprehensive Plan Amendment work program and timeline and to discuss the schedule for PTC review of the document. Staff and the consultant will also be available to discuss the work on the Comprehensive Plan amendment that has been completed to date by staff and the Comprehensive Plan Amendment consultant, Design, Community and Environment (DC&E).

BACKGROUND

The PTC has already participated in several study sessions related to the Comprehensive Plan Amendment work program including a joint study session with City Council held last July 28, 2008 regarding the work plan (Attachment A) and schedule of the amendment. The PTC held three study sessions from October 2008 thru January 2009 on preliminary growth projections that were used mainly for retail and fiscal modeling background papers.

In May 2009, the PTC discussed the Retail and Fiscal background papers at one meeting; later that month the PTC discussed the Community Services and Sustainability background papers. These four documents were prepared to identify existing conditions that will serve as background information for preparation of the Concept Plans and updating the existing setting in chapters of the Comprehensive Plan and sections of the Environmental Impact Report (EIR). The Community Services and Sustainability background papers were revised to include PTC

comments made during a study session on May 27, 2009 and are now posted online along with the Retail and Fiscal background papers. At that study session, the PTC also requested that staff and the consultant provide the PTC at a future meeting an explanation of the process and schedule for completion of the work program focusing on the PTC's role for input in preparing the Comprehensive Plan amendment.

It should be noted that the City Council's adoption of the 2010 budget extended the Comprehensive Plan Amendment work schedule by one year since it decreases the Comprehensive Plan Amendment budget by \$75,000 for fiscal years 2009/2010 and 2010/2011 and reappropriates the deferred \$150,000 to the 2011/2012 fiscal year.

DISCUSSION

The Comprehensive Plan Amendment consultant and staff have compiled much of the background information and completed a considerable amount of analysis and community outreach within the Concept Plan areas over the past year. The Comprehensive Plan Amendment team will be presenting to the PTC some of the major components of the Comprehensive Plan Amendment throughout the remainder of this year and next year as regular agenda items including the following:

- Review current Comprehensive Plan Vision, Goals, Policies and Programs
- Review land use alternatives in the two Concept Plan areas and recommend preferred alternative to City Council

Comprehensive Plan Chapters

Staff began reviewing the existing Comprehensive Plan last year to determine the applicability of the current policies and programs in the plan. All City departments responsible for the implementation of specific policies and programs provided input on their continued applicability. Staff has reviewed that information and is collating it for review with the PTC beginning in the fall of 2009. In addition to the policies and programs, the vision and goals for each chapter will be reviewed by the PTC. It is anticipated that the PTC will be reviewing the six Comprehensive Plan chapters at a rate of one chapter per month beginning in September.

Concept Plan Areas

The development of two Concept Plans is a major component of the Comprehensive Plan Amendment process and is anticipated to be completed by early 2010. The Comprehensive Plan Amendment consultant and staff have gathered background information for the East Meadow Circle and California Avenue Concept Plan areas, completed two neighborhood workshops for each concept plan area and held over half a dozen stakeholder meetings and interviews. A final meeting for the East Meadow Circle Concept Plan is scheduled for September 16th and both a third workshop and a final meeting for Cal Avenue Concept Plan will be held later this year. Land use alternatives for each area will be presented to the PTC in late 2009. Staff anticipates the PTC recommended land use alternative will be forwarded to the City Council in early 2010. The Council will refer its preferred alternative for each area as a draft Concept Plan to be incorporated in the Land Use Element of the draft Comprehensive Plan and evaluated in the Draft EIR.

Work Program for 2010-2012

The work program for the Comprehensive Plan amendment has been revised to incorporate the extended timeframe for completion. The major components of the work program that will be undertaken over the next three years are described below.

Citywide Community Workshops

The City will hold at least three citywide community workshops to engage the public in the amendment process by presenting information on the vision of the Comprehensive Plan, the fundamentals of sustainable growth and the availability of City services to accommodate future growth. In addition, the City will hold two workshops on the Housing Element. These citywide community workshops will begin early 2010 and extend throughout the year.

Draft Comprehensive Plan Amendment/Draft Environmental Impact Report

As mentioned above, the PTC will play an active role in reviewing and modifying the draft changes to the policies and programs in the current Comprehensive Plan consistent with the work plan. Sustainability goals, policies and programs will be added to each chapter as appropriate. Policy or program changes resulting from the two area studies will also be incorporated. New goals, policies, and implementing programs required by recent changes in State law including Assembly Bill 32 related to global warming and Assembly Bill 162 related to flooding will also be incorporated into the Comprehensive Plan Amendment. The PTC will also review possible growth scenarios and meet with the City Council at a joint session to solidify the growth assumptions to be analyzed in the DEIR. Staff anticipates PTC review of the Draft Comprehensive Plan Amendment and DEIR in 2011. The Comprehensive Plan Amendment is scheduled to be adopted in June 2012.

Staff is requesting that the PTC focus the discussion at the study session on the schedule and process for completion of the work program. Attachment B is an updated schedule for completion of the Comprehensive Plan Amendment together with estimated dates for key milestones in the work program.

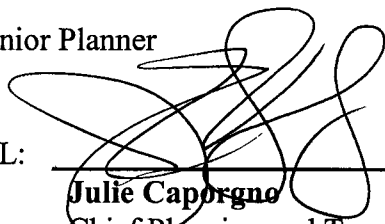
ATTACHMENTS

Attachment A: Comprehensive Plan Work Program

Attachment B: Comprehensive Plan Amendment: Revised Schedule and Key Milestones

PREPARED BY: Roland Rivera, Senior Planner

DEPARTMENT/DIVISION HEAD APPROVAL:



Julie Caporgno
Chief Planning and Transportation Official

**Comprehensive Plan Amendment
Work Plan**

1. Update Base Conditions and Growth Projections

- Incorporate recent planning studies/new data into base conditions
- Identify a realistic growth rate for development through 2020

2. Amend Land Use Map and Land Use Designations

- Prepare land use evaluation for East Meadow Circle/Fabian Way/ West Bayshore area; identify land use and zoning changes
- Prepare land use evaluation for existing Fry's Electronics site and adjacent properties: identify land use and zoning changes
- Evaluate existing definitions for non-residential land use designations and determine if housing should be restricted or disallowed under those designations

3. Review Pertinent Policies and Programs

- Scan all programs for relevance and clarity
- Focus on policies that allow conversion of non-residential land to residential uses
- Add or strengthen policies that limit the loss of retail serving uses
- Incorporate policies and programs addressing or strengthening provision of services where applicable
- Incorporate Sustainability Goal with relevant policies and programs from City's Climate Protection Plan underscoring City's commitment to reduce global warming
- Identify general areas for new parks and community facilities
- Enhance and integrate a pattern of walkable neighborhoods
- Update Housing Sites Inventory/Housing Element
- Develop policy regarding design standards for private streets

4. Environmental Analysis

- Prepare Environmental Impact Report for amendment
- Provide thorough analysis of service needs to schools, parks and libraries resulting from project growth through 2020
- Integrate CEQA significance thresholds used in EIR in appendix to Comprehensive Plan amendment

**COMPREHENSIVE PLAN AMENDMENT 2020
REVISED TENTATIVE SCHEDULE & KEY MILESTONES**

Community Involvement:	2008	2009	2010	2011	2012
Concept Plan Neighborhood Workshops (at least 3 for each Concept Plan Area)		January - November			
Citywide Community Workshops (at least 3)			January - June		
Growth Assumptions (PTC Public Hearings)				January - March	
Draft Comprehensive Plan Amendment / DEIR (PTC Public Hearings)				October - December	
Final Comprehensive Plan and EIR (PTC Public Hearings)					January - June
Planning & Transportation Commission	2008	2009	2010	2011	2012
Review Work Scope, Work Program, Background Reports	July - December	January - July			
Review Programs and Policies		September - December	January - March		
Concept Plan Area Land Use Alternatives		October - December			
Growth Assumptions				January - March	
Draft Comprehensive Plan Amendment / DEIR				October - December	
Final Comprehensive Plan and EIR					January - June
City Council:	2008	2009	2010	2011	2012
Review Work Scope and Work Program	July				
Concept Plan Area Land Use Alternatives			January - February		
Growth Assumptions				March	
Draft Comprehensive Plan Amendment / DEIR				October - December	
Final Comprehensive Plan and EIR					January - June

