

MEMORANDUM

TO:

PLANNING COMMISSION

FROM:

VINCENT P. BERTONI, AICÉ, DÍRECTOR OF

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

DATE:

DECEMBER 12, 2012

SUBJECT:

GENERAL PLAN LAND USE AND MOBILITY ELEMENT UPDATE

In October and November of 2012, the Planning Commission received reports and presentations on the City's Draft Land Use and Mobility Element Update. The Commission reviewed and approved recommendations on the following segments:

- The New Policy Topic Areas
- The Mobility Supporting Initiatives Goals and Objectives
- Updated Mobility Element Objectives
- The New Land Use Policy Outline
- The Changes to the Guiding Principles

Three segments of the Draft Land Use and Mobility Element remain to be reviewed by the Planning Commission. These include:

- The Changes to the Specific Plan Boundaries
- The Changes to the General Plan Land Use Diagram
- The development Levels

The City's major commercial and mixed use corridors are divided in to eight specific plan areas, which provide more detailed development standards and design guidelines. Staff is recommending changes to the boundaries of some of these specific plans to better support the vision for each area. To assist the Commission in its review of these changes, staff has included Attachment A – Description of the changes to the Specific Plan Boundaries (an excerpt from the October 10 Planning Commission Staff Report). In addition, staff has re-attached a map showing the changes to the specific plan boundaries (Attachment B to this memorandum and Attachment A.6 of the October 10 staff report).

The Draft Land Use Diagram, proposed by staff, changes the allowed uses and densities of properties throughout the City. Staff has sorted these changes into 11 categories. A set of maps showing where these 11 categories of change are taking place is included as Attachment C-11 Categories of Change. In addition, staff has re-attached the following items to this memorandum:

 Attachment D – Draft General Plan Land Use Diagram (Attachment A.7 of the October 10 staff report)

- Attachment E Existing General Plan Land Use Diagram (Attachment E of the October 10 staff report)
- Attachment F Changes from the Existing General Plan to the Draft General Plan (Attachment G of the October 10 staff report)

Instead of the existing system of development caps for each specific plan area, staff is recommending a new policy that would allow flexibility to construct a quantity of development consistent with the levels studied in the General Plan Environmental Impact Report (EIR). Levels of development above that analyzed in the General Plan EIR would require additional review consistent with the California Environmental Quality Act. Staff is recommending that the General Plan EIR review the impacts of the quantity of development shown in Attachment G – Comparison Graphs (Attachment B of the October 10 staff report). Staff has also included Attachment H – Change from Development Caps to Development Levels (an excerpt from the October 10 Staff Report).

Attachments:

Attachment A – Description of the Changes to the Specific Plan Boundaries

Attachment B – Changes to the Specific Plan Boundaries

Attachment C – 11 Categories of Change

Attachment D – Draft General Plan Land Use Diagram

Attachment E – Existing General Plan Land Use Diagram

Attachment F – Changes from the Existing General Plan to the Draft General Plan

Attachment G – Comparison Graphs

Attachment H – Change from Development Caps to Development Levels