
GENERAL PLAN UPDATE

February 24, 2010

Case No. PHG 09-0020

Review status on the General Plan Update,
Consider Issue Committee recommendations,
Direct staff to proceed with next steps of the update
Item #18

Issues Committee Discussion Topics

- Open Space Quality of Life Standard
- Growth Management
- Water Availability
- SPAs, Smart Growth, and Land Use Intensities
- Annexation Policies
- Clustering Policies



Summary of Committee Recommendations

- Open Space Quality of Life Standard
 - Retain current language except eliminate provisions for off-site density transfers.
- Growth Management
 - Eliminate “Tier” system and establish deficiency boundaries that reflect facility service areas.
 - Provide policy guidance for establishing critical deficiency areas.



Committee Recommendations (continued)

- Establish water needs concurrently with growth rather than on an artificial cap.
- Potential density reductions should not be linked to increases in Smart Growth areas.
- Defer project level development standards to implementing ordinances rather than General Plan policies.



Committee Recommendations (continued)

■ Annexations

- Consider more proactive policies and eliminate undue impediments to annexing.
- Structure annexation fees to accommodate General Plan vision.

■ Clustering

- Eliminate inoperative and conflicting provisions regarding setbacks, unit bulk, lot widths, etc.
- Delete provision requiring 50% of lots backing up to open space.
- Delete language: “Clustering is not intended to maximize the density or yield or to circumvent the existing zoning.”



Anticipated Schedule

- Mar. 2010 - City Council review of draft General Plan Goals and Objectives
- Apr. 2010 - Complete text amendments, land use scenarios & begin public review, Issue EIR Statement of Qualifications and Notice of Preparation
- July 2010 - Complete Public Workshops
- Aug. 2010 - Council selects alternatives for study
- Sep. 2010 - Execute Consultant Contracts
- Mar. 2011 - Screencheck EIR completion
- Sep. 2011 - Final EIR completion
- Jan. 2012 - Commission Hearings
- Mar. 2012 - City Council Hearings
- Aug. 2012 - Transmit to County Clerk for November 2012 election



Staff Recommendation

- Maintain current direction to:
 - Refine Open Space QOL Standard and General Plan Text in accordance with Committee recommendations.
 - Develop at least three alternative land use maps for Council, and public review.
 - Assemble Issues Committee as directed to address General Plan Employment Land Amendment Areas.
 - Update City Council and General Plan website on regular basis (Draft Goals & Objectives scheduled for March 2010).

