

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SPECIFIC PLAN AMENDMENT 03-004 (BORKEY AREA SPECIFIC PLAN FEE UPDATE FOR SUB-AREA "B")

DATE: SEPTEMBER 2, 2003

Needs: For the City Council to open and continue the public hearing for the Code Amendment to the Council's September 16, 2003, meeting.

- Facts:
1. Specific Plan Amendment 03-004 is a proposal to update the Borkey Area Specific Plan Fee Update for Sub-area "B" (Sub-area "B" includes properties located generally west of Buena Vista Drive, north of Experimental Station Road, east of North River Road).
 2. Additional time is needed to evaluate and refine the Fee Update.
 3. A continuance to the City Council's September 16, 2003, regular meeting is suggested.

Analysis
And

Conclusion: In light of City staff involvement in completion of the General Plan Update and the Chandler Ranch Area Specific Plan; and in consideration of the complexity of the Specific Plan fees, additional time is needed in order to evaluate and refine the proposed Specific Plan Amendment.

Policy

Reference: General Plan, Municipal Code, Zoning Ordinance, Borkey Area Specific Plan

Fiscal

Impact: None.

- Options:
- a. For the City Council to open the noticed public hearing, accept public testimony, and continue the open public hearing to the Council's regular meeting to be held on September 16, 2003.
 - b. Request additional information/analysis identifying what is needed, after having accepted public testimony and continuing the open public hearing to the Council's regular meeting to be held on a specific date.
 - c. Amend, modify, or reject the foregoing options.