

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ADDENDUM TO STAFF REPORT REGARDING GENERAL PLAN UPDATE (SCHEDULED FOR NOTICED PUBLIC HEARING)

DATE: DECEMBER 16, 2003

Needs: For the City Council to consider additional information in relation to the staff report for the General Plan Update that is scheduled for a noticed public hearing on December 16, 2003.

Facts:

1. On November 25, 2003, the Planning Commission held a noticed public hearing and considered making recommendations to the City Council with regard to the certification of the Final Environmental Impact Report (FEIR) on the General Plan Update, and approval of an update of all eight (8) elements of the City's General Plan.
2. At their meeting of November 25, 2003, the Planning Commission had four (4) members present, which represents a quorum of the seven-member Commission.
3. The Commission voted 4-0 to recommend certification of the FEIR. The Commission then voted 3-1 to recommend one of the General Plan options (the plan text / policies as presented but with a population limit of 38,000 in the year 2025, with no new residential annexations).
4. The Commission's action on the FEIR is in accordance with applicable requirements. However, it has been pointed out correctly that the Commission needs four (4) affirmative votes to forward a recommendation on the General Plan to the City Council.
5. A Special Meeting of the Planning Commission has been scheduled for Tuesday, December 16, 2003, at 6:00 p.m. The purpose of this meeting is to provide an opportunity for the Commission to obtain four votes on a motion to recommend one of the General Plan options presented in the staff report for the November 25, 2003 Commission meeting.

6. Copies of the recording tapes of the November 25, 2003 Planning Commission meeting, along with a copy of the PowerPoint presentation made by Rincon Consultants, has been made available to each of the three Commissioners who were not present at the November 25th meeting.
7. Based on the outcome of the Planning Commission discussion at 6:00 p.m. on December 16, 2003, staff will present a verbal summary at the City Council meeting scheduled for 7:30 p.m. that same evening.

Analysis  
and

Conclusion:

In order to comply with applicable Government Code provisions, it will be necessary for the Planning Commission to reconsider action taken with regard to the content of the General Plan update.

The options open to the Planning Commission remain the same as were presented in the staff report for the November 25, 2003 Commission meeting.

No additional action is necessary with regard to the FEIR.

Policy

Reference:

California Government Code; General Plan, California Environmental Quality Act

Fiscal

Impact:

The additional meeting and action by the Planning Commission will have no significant fiscal impact; the impacts with regard to the General Plan are as outlined in the staff reports to the Planning Commission for 11/25/03 and City Council for 12/16/03.

Options:

- a. For the City Council to consider the content of the verbal staff report on the Planning Commission's recommendation along with other input and testimony received at the noticed public hearing on the General Plan Update that is scheduled for Tuesday, December 16, 2003.
- b. Amend, modify or reject the foregoing options.