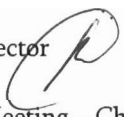


TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director 
SUBJECT: Special Joint City Council/Planning Commission Meeting – Chandler Ranch
DATE: November 6, 2007

Needs: Consider scheduling a joint study session with the Planning Commission and property owners regarding the Chandler Ranch Area Specific Plan.

- Facts:
1. The Chandler Ranch Area Specific Plan has been in development for many years. While progress has been made, there remain a number of critical steps before the project is ready for a Council decision.
 2. During the time that the Specific Plan has been in process, a number of things have changed that have the potential to change the direction of the Plan. Important among those include changes in traffic, water supply options, community needs, and the overall state of the residential real estate market.
 3. A joint Planning Commission-City Council workshop with the property owners is needed to facilitate an exchange of information and expectations.

Analysis & Conclusion: A Study Session at this stage of development of the Chandler Ranch Area Specific Plan (CRASP) will accomplish the following purposes:

- Present a status report on CRASP content and process;
- Consider a “Peer Review” of the property owner’s land use and site planning concepts (peer review report by the firm of HDR Town Planning will be completed and distributed shortly)
- Consider an updated traffic impact analysis based on the property owner’s proposed “Phasing Plan” (traffic analysis by Omni-Means will be completed and distributed shortly)
- Analysis and discussion of project costs and “Community Financing” capacity
- Consider options in conclude the CRASP process
- Provide an opportunity for input/feedback from the Planning Commission, City Council, property owners and their representatives, other public agencies, and the citizens of Paso Robles regarding the status and direction of the CRASP

The Workshop will be a publicly noticed joint meeting of the Planning Commission and City Council. No actions will be taken that are subject to the California Environmental Quality Act (CEQA), nor will the City consider any General Plan, Zoning, or Specific Plan entitlements related to the CRASP.

Possible meeting dates to consider include November 27th, 28th or 29th. While November 27th is the regularly scheduled Planning Commission meeting night, staff would be able to shift the few items that would have normally gone on that agenda to November 13th or December 11th.

Policy

Reference: Council Policy and Procedures, Chapter 5, Section 5.2.3

- Options:
- a. Set a noticed Joint Meeting with the Planning Commission in the month of November.
 - b. Amend, modify or reject the foregoing option.