

TO: James L. App, City Manager

FROM: Ronald Whisenand, Community Development Director

SUBJECT: Residential Specific Plan Property Owner Briefings

DATE: February 3, 2009

Needs: Consider appointing two Councilmembers to attend a staff briefing for all property owners of the Chandler Ranch, Olsen/Beechwood, and River Oaks Specific Plans

Facts:

1. The City is pursuing various programs designed to address traffic impacts and capacity for the three residential specific plans currently under review. These planning efforts include the Highway 46E Parallel Route Study, the Caltrans Highway 46E Corridor Study, city-wide traffic model, and Circulation Element update.
2. The outcome of these planning efforts is extremely important to build sufficient traffic capacity for the residential specific plans to move through the environmental review phase of their preparation.
3. City staff has invited all specific plan property owners and their representatives to a briefing to be held on Thursday, February 5th at 2:00 PM where staff can provide property owners with information on and status of the City's transportation planning efforts.
4. Council interest in these specific plans has been high and several members have indicated the desire to attend the briefing. In order to avoid possible Brown Act violations, it is recommended that the Council or Mayor appoint two members to attend.

Analysis &
Conclusion: It is extremely important for the City to keep the property owners of all three specific plans informed of planning efforts to build traffic capacity for their plans to move forward. Several Councilmembers have expressed interest in attending the briefings. Normally property owner briefings are attended by Council Ad Hoc members thus avoiding Brown Act violations. However, the current Ad Hoc committee assignments are out of date. In addition, multiple specific plans involved in the briefing will generate more Ad Hoc members than can legally

attend. It is therefore requested that Council or the Mayor appoint two members to attend.

- Options:
- a. Council or the Mayor to appoint two members to attend the February 5th briefing; or
 - b. Send no one; or
 - b. Amend, modify or reject the foregoing options.