

**TO:** James L. App, City Manager  
**FROM:** Ronald Whisenand, Community Development Director  
**SUBJECT:** Specific Plan Preparation Options  
**DATE:** March 3, 2009

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**Needs:** Clarify and confirm Council's direction of February 17<sup>th</sup> regarding Specific Plan processing priorities vis-a-vis requests by some Beechwood and Chandler Ranch property owners to prepare separate specific plans.

**Facts:**

1. On February 17, 2009, the City Council discussed processing priorities for the various specific plans currently in process. Council's direction was:
  - Uptown/Town Centre Specific Plan has priority
  - Preparation of a City-wide traffic model and Circulation Element update has priority
  - Unless otherwise discussed at the Council's February 21<sup>st</sup> Goal Setting Workshop, prioritization of the three residential specific plans (Chandler Ranch, Olsen Ranch/Beechwood, and River Oaks, the Next Chapter) will be deferred to a Council study session to be scheduled in late April.
2. Prior to Council's action of February 17<sup>th</sup>, the staff had been directed to "agendize" a proposal by several of the Beechwood property owners to prepare their own plan. That action was initially scheduled for the first meeting in April. A similar request has now been received by the some property owners of the Chandler Ranch Specific Plan.
3. In order to present the Council with the information required to decide whether the Beechwood and Chandler Ranch requests are in the best interest of the community, staff will need to spend time evaluating the proposals as well as doing a detailed accounting of the existing planning process.

**Analysis &**

**Conclusion:** Providing the Council and community with factual information with which to make an informed decision on whether to break up the Olsen Ranch/Beechwood and Chandler Ranch Specific Plans into smaller plans will require significant staff effort. Work will include:

- Comparison between the two specific plan proposals
- Evaluation of connectivity and compatibility of the remainder of the specific plan (i.e. Olsen Ranch and the northerly Chandler Ranch ownerships)

- Time and cost accounting of existing consultant efforts
- Determining interest on the part of existing consultant teams to work on remaining portions of the plan or whether excluded property owners need to be prepared to hire a consultant to prepare a separate plan.
- Determination of new costs to prepare new plans and project EIRs
- Assessment of density proposals related to the City's General Plan
- Assessment of the City's ability to serve the new density with adequate roads, water, and sewage disposal (i.e. preliminary capacity analysis)

Based on Council's direction of February 17<sup>th</sup>, staff resource commitments are to be directed towards the Uptown/Town Centre and Circulation Element update efforts. The above tasks will direct staff away from these efforts.

**Policy**

**Reference:** Council direction of February 17, 2009.

**Options:**

- a. Defer the property owner's (both Beechwood and Cope) request for consideration of alternative specific plan proposals until after the Council April study session on prioritization of the three residential specific plans.
- b. Direct staff to place the Beechwood and Chandler Ranch requests on the Council April 7<sup>th</sup> agenda and perform the necessary analysis to make an informed decision.
- c. Amend, modify or reject the foregoing options