

TO: James L. App, City Manager  
FROM: Ron Whisenand, Community Development Director  
SUBJECT: Uptown/Town Centre Specific Plan Workshop  
DATE: May 4, 2010

Needs: For the City Council to set a date for a joint workshop with the Planning Commission to discuss recommendations of the three ad hoc committees for the Uptown/Town Centre Specific Plan.

Facts:

1. The Draft Uptown/Town Centre Specific Plan was circulated for public review in July 2009.
2. The City Council appointed two ad hoc committees to review and make recommendations on the draft specific plan. The Planning Commission appointed an ad hoc committee for the same purpose.
3. Between September and December 2009, the three ad hoc committees met and made recommendations for revisions to the specific plan.
4. Collectively, the recommendations of the ad hoc committees are varied and, in many cases, do not reflect a unified consensus on direction for several plan proposals.
5. The purpose of conducting a workshop is to discuss the major issues and formulate a consensus for a set of revisions to the plan that, together with the draft plan, will become "Option A" for the public hearings to follow.

Analysis and  
Conclusion:

Although there were several issues in which the three ad hoc committees were in agreement, each committee tended to have a unique perspective on the plan. This resulted in a situation in which some recommendations from one committee would conflict with recommendations from another committee. Additionally, some recommendations appear to set a direction different from concepts that grew out of the community charrette process and warrant discussion by the full Council prior to further consideration.

The recommendations of the ad hoc committees have been summarized and sent to Moule and Polyzoides, the City's consultants for the specific plan, for their review, comment, and assistance with conducting a workshop to help the City formulate a consensus. The summary will be presented to the City Council and Planning Commission as part of the staff report for the workshop.

Following the workshop meeting, the next steps in the plan process will be to complete and circulate the Draft EIR for a 45 day review and comment period and to conduct public hearings before the Planning Commission and City Council to consider adoption of the plan. These hearings could take place in August and September.

Policy  
Reference:

Draft Uptown/Town Centre Specific Plan

Options:

That the City Council take one of the actions listed below.

1. Set Wednesday, May 26, 2010 at 4:00 p.m. as the dates and time to conduct a joint workshop with the Planning Commission to discuss the recommendations and give direction for defining a final draft specific plan;
2. Amend, modify or reject the above option.