

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Ad Hoc Committee – Chandler Ranch Specific Plans
DATE: February 15, 2011

NEEDS: For Council to end and reform an Ad Hoc Committee for the Chandler Ranch Specific Plan.

FACTS:

1. In July 2009 Council formed an Ad Hoc Committee to assist in the processing of the Chandler Ranch Specific Plan. The committee was established for the specific purpose of reviewing the prior Chandler Ranch Specific Plan, as needed. The committee was intended to complete their work and report back to the full Council by the end of 2010.
2. The City Council and Planning Commission held a joint workshop on August 31, 2010 to hear from the Ad Hoc Committee and review applicant-prepared revised design concepts and to provide direction on the project. Based on this review, the Council and Commission directed staff to work with the applicants to prepare a revised specific plan based on the design concepts presented at the meeting.
3. The applicants have begun work on the revised Specific Plan. The applicant team and staff meet on a regular basis.
4. It is anticipated that a new Specific Plan will be ready by Summer 2011 the process could benefit with Ad Hoc guidance through the end of 2011.
5. Given the limits on ad hoc committee assignments, it is appropriate that the existing Ad Hoc committee end and a new Ad Hoc committee be formed.

ANALYSIS &

CONCLUSION: The applicants are actively preparing a revised project based on the design concepts presented at the Joint CC/PC Meeting last summer. A new EIR will be needed for this project, and the draft plan and EIR can proceed once the City's Circulation Element is updated.

The Ad Hoc committee will be scheduled to meet when there are substantive issues to consider. Topics for input may include grading concepts, site circulation design, project standards, and other to be determined as needed. The committee should report back no later than December 31, 2011.

**POLICY
REFERENCE:** None.

**FISCAL
IMPACT:** Property owners will fund costs.

OPTIONS:

- a. Reform an Ad Hoc Committee for the Chandler Ranch Specific Plan to report back no later than December 31, 2011.
- b. Amend, modify or reject the foregoing option.