

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Ad Hoc Committee – Chandler Ranch Specific Plan
DATE: June 5, 2012

NEEDS: For City 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.
 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 been working on the revised Specific Plan and grading model. The applicant team and staff meet on a regular basis.
 4. The project could benefit with Ad Hoc guidance on review of grading model information and direction on project design.
 5. Given the limits on Ad Hoc committee assignments, it is appropriate that the existing Ad Hoc committee be dissolved and a new Ad Hoc committee be formed.

ANALYSIS &

CONCLUSION: The applicants are actively preparing a revised project based on the design concepts presented to the Joint CC/PC Meeting in 2010. While progress on the project has been slow this last year, the applicant will be submitting significant work products for review in the coming month.

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 others to be determined as needed. The Ad Hoc committee should report progress back to the full City Council at regular intervals such as major project milestones.

POLICY

REFERENCE: None.

FISCAL

IMPACT: Property owners will fund costs.

- OPTIONS:**
- a. Appoint a new Ad Hoc Committee for the Chandler Ranch Specific Plan.
 - b. Amend, modify or reject the foregoing option.