

TO: James L. App, City Manager  
FROM: Ed Gallagher, Community Development Director  
SUBJECT: Ad Hoc Committee – Uptown/Town Centre Specific Plan Semi-Annual Reviews  
DATE: June 5, 2012

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NEEDS: For the City Council to form an Ad Hoc Committee for the Semi-Annual Reviews of the Uptown/Town Centre Specific Plan.

FACTS:

1. The Uptown/Town Centre Specific Plan was adopted on May 3, 2011. With this adoption, the City Council directed staff to schedule semi-annual reviews of this specific plan.
2. A semi-annual review was scheduled for Summer 2012. Several issues were identified for Planning Commission recommendation and City Council consideration.
3. Two of the issues identified are complex in nature. Ad hoc Council involvement is requested.
4. The issues in question are:
  - a. Residential Build-Out Estimate: The plan envisions a residential build-out of 1,649 units (that would be added after January 1, 2010). That number exceeds the General Plan Build-Out of 989 units. The plan proposes a growth management program to limit the number of units added to 989. Is the 1,649 unit build-out realistic and how is it consistent with General Plan thresholds?
  - b. Public Projects Envisioned by the Plan: The plan identifies numerous public improvement projects and assigns priorities to them. Are some of the recommended projects infeasible? Should priorities be based solely on AB 1600 funding? Should the project priorities be revised?

ANALYSIS &  
CONCLUSION: Residential Build-Out Estimate

The 1,649 additional units presently proposed in the plan represent certain assumptions made by Moule & Polyzoides about the expected extent of redevelopment of properties in the planning area. At historical rates of development in the plan area, this build-out would take about 174 years to accomplish. The ad hoc committee will review alternative assumptions.

An amendment to the text of the Land Use Element of the General Plan that addresses and clarifies assumptions underlying the calculation of residential build-out will be processed concurrently with the second semi-annual review of the Uptown/Town Centre

Specific Plan. The ad hoc committee would also address this issue as it is integrally-related to the build-out of the Uptown/Town Centre Specific Plan Area.

Public Projects Envisioned

Members of the City Council have expressed concern that some of the public improvement projects listed in the plan are infeasible. Another concern raised has been the prioritization of projects as it relates to the AB 1600 Fee Program. The ad hoc committee will discuss these issues.

POLICY

REFERENCE: General Plan (Land Use Element); Uptown/Town Centre Specific Plan

FISCAL

IMPACT: Property owners will fund costs.

OPTIONS:

- a. Form an Ad Hoc Committees for the Semi-Annual Reviews of the Uptown/Town Centre Specific Plan.
- b. Amend, modify or reject the foregoing option.