

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Special City Council/Planning Commission Workshop - Specific Plan Processing and Additional Dwelling Units
DATE: January 15, 2013

Needs: Consider scheduling a joint study session with the Planning Commission on specific plan processing and allocation of additional dwelling units created by General Plan Amendment 2012-002.

Facts:

1. At its meeting of May 5, 2009, the City Council adopted Resolution 09-055 which established priorities for staff time to process preparation of specific plans.
2. At its meeting of October 2, 2012, the City Council approved General Plan Amendment (GPA) 2012-002, which created a surplus of 594 dwelling units that could be built within the 44,000 population planning threshold.
3. Since adoption of GPA 2012-002, the City has received letters from several owners of property within the specific plan areas requesting assignments of dwelling units to their properties. The collective requests exceed 594 units.

Analysis & Conclusion: Since adoption of Resolution 09-055, the update of the Circulation Element and adoption of the Uptown/Town Centre Specific Plan has been completed. Additionally, the inventory of vacant land for residential development that is ready for subdivision and development is substantially limited to the specific plan areas. The time appears to be ripe to reconsider the priorities for processing specific plans set by Resolution 09-055. A special meeting date is needed. January 29, a fifth Tuesday is suggestion. The meeting would begin at 7:00 PM and would contain no other business matters. The Council should indicate its preference and staff will schedule accordingly.

Policy Reference: Resolution 09-055

Options:

- a. Set Tuesday, January 29, 2013 at 7:00 pm as a noticed joint meeting of the Planning Commission and City Council for discussion of specific plan processing and allocation of additional dwelling units created by General Plan Amendment 2012-002.
- b. Amend, modify or reject the foregoing option.