

TO: James L. App, City Manager

FROM: Ed Gallagher, Community Development Director

SUBJECT: Joint City Council and Planning Commission Workshop on Low-Impact Development Regulations

DATE: March 19, 2013

NEEDS: For the City Council to adjourn to and attend a Joint City Council and Planning Commission educational workshop on how to integrate Low-Impact Development (LID) features into new development.

FACTS:

1. The Central Coast Regional Water Quality Control Board (RWQCB) adopted requirements for local agencies to adopt enforceable regulations to manage storm water through integration of LID requirements by next September.
2. Toward this end, the City Council adopted policy amendments to the General Plan incorporating LID policies last December.
3. City staff has been preparing the necessary revisions to existing regulations and preparing new provisions for consideration to implement LID. The Council Ad Hoc Committee recently considered proposed revised and new provisions.
4. It is important that the City Council, Planning Commission and local development community understand how to apply LID regulations. Therefore, an educational workshop is planned for Tuesday, March 26, 2013 to educate and inform the community on these new proposed regulations.

ANALYSIS &
CONCLUSION:

The new LID requirements will affect a broad range of development design features. Many of the new requirements are technical in nature. The development community, City Council and Planning Commission may find it helpful to learn about the specific requirements of LID design.

Materials on revised regulations and new provisions, as well as an outline of the workshop, was posted on the City website, and an invitation to attend this workshop was extended to the local development community on Friday, March 15, 2013.

POLICY

REFERENCE: 2003 General Plan, Central Coast Water Board Resolution # 2012-0025

FISCAL

IMPACT: Incidental costs associated with on-going implementation of the City's Storm Water Management Plan.

OPTIONS:

- a. Adjourn to the Joint City Council and Planning Commission LID Workshop on March 26, 2013; or
- b. Amend, modify or reject the above option.