



# Council Agenda Report

From: Susan DeCarli, City Planner

Subject: Establishment of an Ad Hoc Committee for the Beechwood and Chandler Ranch Specific Planning Areas

Date: April 4, 2017

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## **Facts**

1. The City Council approved a General Plan Amendment (GPA 17-001) to Pre-Authorize splitting the Chandler Ranch Specific Plan into two planning areas on February 21, 2017. As part of that action, the City Council approved future establishment of a Council Ad Hoc Committee to advise on specific plan processing for both the Chandler Ranch and Beechwood planning areas. The property owners of the Beechwood area are currently working on a draft Specific Plan.
2. A Committee can provide guidance during the specific plan process, assisting with both the Chandler Ranch and Beechwood specific plan processes. The Committee could also be involved in the public participation process to ensure community issues are addressed and communicated effectively to the entire City Council, Planning Commission, and others.
3. Primary issues to be addressed include, among others:
  - ❖ How to address and allocate the City's past expenses.
  - ❖ How to ensure these developments best meet current and future housing needs, and reflect the demographics of our community.
  - ❖ The nature and scope of parks and open space resources to be offered in both specific planning areas. As densities increase, the type and location of open space and shared recreational areas becomes increasingly important. The General Plan, which was written in an earlier time, gives very little guidance.
  - ❖ How to encourage development in both the specific plan areas. For example, part of the reason for the current housing shortage is that the needed housing units to reach full build-out have been fully allocated. There is no consequence, however, to just sitting on the allocations. Perhaps the City should indicate that, unless progress is made over the next few years, the allocations will be rescinded, allowing others to utilize them.

Given the broad range of issues to be addressed, the importance of moving proposed housing projects expeditiously through the various City approval steps, and the need to ensure all perspectives are represented, it may make better sense to expand the committee to include members of Council advisory bodies that will have a significant role in the approval process.

## **Options**

1. Do nothing.
2. Task the Housing Opportunities and Constraints Committee to address specific plan issues.
3. Form a Specific Plan Ad Hoc Committee.
4. Refer back to staff for additional analysis.

### **Analysis and Conclusions**

Creating a new ad hoc committee, rather than asking the Housing Constraints and Opportunities Committee to take on this additional assignment, has several advantages. Most importantly, HCOC already has a full plate, addressing a broad range of housing issues. The specific plan areas are not planned to be addressed by HCOC, will require intensive effort over a relatively short term, and involve a series of issues that are restricted to the specific plan areas, but that are not relevant to all housing.

A 5-member group and a 12-month term are recommended. The group needs to be relatively small, to coordinate calendars for intensive meetings with a few developers. At the end of 12 months, the Council can revisit the progress and determine if the committee should continue or be phased out.

The following composition is recommended for the Specific Plan Ad Hoc Committee:

- ❖ Mayor Martin and Mayor Pro Tem Gregory—both of whom are on HCOC.
- ❖ Planning Commission Chair John Donaldson and Planning Commissioner Sherry Davis—Mr. Donaldson is on HCOC;
- ❖ Parks and Recreation Commissioner Dale Brekow (as the provision of parks and open space is likely to be a major issue in the specific planning areas).

All five have indicated their interest in serving.

The Specific Plan Ad Hoc Committee should provide regular updates on progress to the Housing Constraints and Opportunities Committee Planning Commission, and City Council.

### **Fiscal Impact**

None.

### **Recommendation**

Approve formation of a Specific Plan Ad Hoc Committee, to include Mayor Martin, Mayor Pro Tem Gregory, Planning Commission Chair Donaldson, Planning Commissioner Davis, and Parks and Recreation Commissioner Dale Brekow, for a term not to exceed one year.