

TO: PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ALLOTMENT OF ADDITIONAL DWELLING UNITS AND SPECIFIC PLANS PROCESSING

DATE: APRIL 9, 2013

Needs: For the Planning Commission to make a recommendation to the City Council whether to allot up to 594 additional dwelling and revising priorities for preparing and amending Specific Plans (as currently set forth in Resolution 09-055).

Facts:

1. On January 22, 2013, the Planning Commission and City Council conducted a joint workshop meeting to whether to allot up to 594 additional dwelling units within the 44,000 Population Planning Threshold.
2. At that workshop, Councilmembers, Commissioners, and several members of the public proposed several principles be considered in formulating options for allotment of units.
3. The City Council directed that the principles be analyzed and brought back for discussion by both the Planning Commission and City Council in separate meetings with the expectation that the Planning Commission would recommend action to be taken by the City Council.

Analysis & Conclusion: Themes and principles raised by Council, Commission, and the public at the January 29 Workshop include the following:

- 44,000 Population Threshold;
- Good planning;
- Honor commitments;
- Free market;
- Certainty.

The 44,000 Population Threshold

With the adoption of the 2003 General Plan, the Council set a population planning threshold of 44,000, which was determined as the maximum population that could live in the City at "build-out": the point at which all residentially-designated properties were fully-developed to the maximum potential under the General Plan.

- The EIR for the General Plan Update recognized a build-out population of 45,500, based on occupancy of all units at build-out with 2.7 persons per household.
- However, the Council directed that all infrastructure plans to implement the General Plan (e.g., sewer treatment, water supply, and traffic) use a population of

44,000 as the maximum capacity. Additionally, as part of its consideration of subsequent general plan amendments, the Council looked for assurance that the build-out population would not be increased beyond 44,000 *regardless of when build-out occurred*– be it 2025 or later.

All actions by the City Council to date have indicated that, until such time that the 2003 General Plan is comprehensively updated, the City would not plan for more than 44,000 at build-out, whenever that occurs. Since 2003, the City Council has been consistent in communicating this to the public.

During the January 29 meeting, a question arose as to whether it might be acceptable to consider a certain number of dwelling units that would exceed a build-out population of 44,000. In other words, is there some leeway in the maximum number of units/population allowed?

Some leeway has been added already. General Plan Amendment 2012-002 adopted a 5% vacancy rate that resulted in the availability of an additional 594 units.

Any factors that would result in an exceedence of the 44,000 threshold would erode the public's confidence that the City is acting as a proper steward of the General Plan and the City's resources. And, importantly, development of more units than the General Plan allows would require a comprehensive update of the General Plan along with a full EIR.

Good Planning:

At the workshop, the term “good planning” seemed to equate to whatever land uses and intensities which the market would allow. While this is a factor to consider, there are other considerations including:

- Maintenance of a “small town character”;
- Exceedence of the population planning threshold;
- Distribution of affordable housing throughout the community;
- Sufficient public infrastructure and natural resources to support the proposal.

Honor Commitments:

This concern appeared to advocate that the City limit assignment of additional units to the Olsen Ranch and Beechwood Area Specific Plans since they have been working on their plans for several years and were previously given priority for processing via Resolution 09-055.

This principle would conflict with the principle of free market in that there could be market demand to develop in other areas of the City.

Additionally, there is an equal commitment by/from the City Council to the community to honor and uphold its General Plan including land uses, populations, etc.

Free Market:

This term appears to have two related meanings: (1) that property should be allowed to develop at whatever land uses the market will bear (assuming that there is sufficient resource capacity and that there would be no significant impacts) and (2) that property owners should be free to pursue such development at any time, regardless of the population planning threshold.

It should be noted, however, that there are City policies such as maintaining “small town character” and distributing affordable housing throughout the community that may conflict with market forces. Additionally, this principle can conflict with the principle of “honoring commitments”.

Certainty:

It was postulated that developers must have “certainty” in numbers of units approved before they can proceed with plans. This is difficult to apply to an activity that is at its core, speculative. Additionally, and importantly, the community should expect “certainty” that their General Plan is followed and the projects that provide the greatest community benefit be considered.

It is important to note that promises to make certain land use assignments outside of a general plan amendment accompanied with an EIR cannot be made. The Council can authorize property owners to prepare plans that would accommodate up to a maximum number of dwelling units but with no guarantees that the proposed projects will ultimately be acceptable to the City or will be supported by environmental and fiscal analysis.

Options

There are numerous options that could be considered. Considering the above analysis, it appears that feasible options might be as follows.

- A. Make no allocation unless/until plans and environmental assessments are completed that indicate how additional units would benefit the community.
- B. Equally divide units between the Olsen, Beechwood, and Borkey Area Specific Plans at 198 each.
- C. Allow the 594 units to be divided as follows:
 - Beechwood Specific Plan 203 units (30% density increase)
 - Olsen Ranch Specific Plan 203 units (30% density increase)
 - Borkey Area Specific Plan..... 144 units (would allow expansion of Traditions)
 - Reserve 44 units
 - Total 594 units
- D. Other

Expectations for Any Option

1. All applications shall be accompanied with an Environmental Impact Report (EIR) that studies the cumulative impacts of all known other proposed general plan amendments.
2. Allow property owners to prepare draft specific plans/specific plan amendments that include alternatives for more density than described in the above options subject to the understanding that a full update of the General Plan may be necessary to approve a subsequent amendment to a specific plan to accommodate additional units. Alternative plans may provide for maintaining subareas of a specific plan area or site in Agriculture or Residential Suburban land use designations and zoning until such time that the General Plan would be amended or updated to accommodate higher densities identified in the alternative.
3. Resolution 09-055 would need to be superseded with an updated resolution. Attached is a draft resolution to accomplish this.

Fiscal

Impacts: None.

Options:

- a. Recommend that the City Council adopt the attached Resolution Updating and Superseding Resolution 09-055 Regarding Providing Direction and Processing Priorities for Various Specific Planning Efforts
- b. Amend, modify, or reject the above option.

Attachments:

1. Resolution 09-055
2. Letters from Property Owners Requesting Additional Dwelling Units and a Map Showing the Locations of the Requests
3. Resolution Updating and Superseding Resolution 09-055 Regarding Providing Direction and Processing Priorities for Various Specific Planning Efforts

RESOLUTION NO. 09-055

A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
PROVIDING DIRECTION AND PROCESSING PRIORITIES
FOR VARIOUS SPECIFIC PLANNING EFFORTS

WHEREAS, the City is processing or has received applications for four specific plans including Uptown/Town Centre, Chandler Ranch, Olsen Ranch/Beechwood, and River Oaks II; and

WHEREAS, the City's current General Plan and Economic Strategy call for master planning the Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood areas and provides density targets that are within the City's buildout population planning threshold of 44,000 residents; and

WHEREAS, the City has sized its physical and human resources to serve a target population of 44,000 persons; and

WHEREAS, the four proposed specific plans have the potential to increase the City's buildout population to 52,000 persons, which would exceed the City's ability to adequately serve its residents; and

WHEREAS, the Council understands the need to focus staff's efforts on those specific plans which will meet the City's General Plan and Economic Strategy objectives in order to have new residential capacity ready to be built in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED, by the City Council of the City of El Paso de Robles as follows:

1. The City will focus its efforts and resources to process only those specific plans called for in the current General Plan and Economic Strategy, namely: Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood Specific Plans. Any additional specific plans or amendments to existing specific plans that would increase the existing population threshold may not be processed without an amendment to, at a minimum, the Land Use element of the General Plan.
2. The development within these three specific plan areas will be limited to the densities set forth in the current General Plan unless and until the City, in its discretion, determines to comprehensively amend the Land Use Element of the General Plan that would allow for increased densities and an increased population threshold.
3. Because the environmental review of the Chandler Ranch and Olsen Ranch/Beechwood Specific Plans cannot be completed until the updated Circulation Element of the General Plan is completed, the completion of the Circulation Element shall remain a top priority for City staff. The processing of the Uptown/Town Centre Specific Plan is not dependent upon an updated Circulation Element being completed as it addresses infill development within an area with a completed street network, and any circulation or traffic issues shall be addressed in the environmental review of that specific plan.
4. Specific Plans shall have a priority processing order as follows:
 - a. Uptown/Town Centre
 - b. Chandler Ranch
 - c. Olsen Ranch/Beechwood
5. City staff shall provide the Council with quarterly status reports regarding the processing of all specific plans. The Council reserves the right to change processing priorities among the Uptown, Chandler Ranch and Beechwood-Olsen specific plans should there be extended

- delays caused by property owners. Such delays may include, but are not limited to, the failure to make timely or adequate deposits to cover City costs in processing the specific plan or provide timely information.
6. The property owners within the Chandler Ranch and Olsen Ranch/ Beechwood Specific Plan areas shall be responsible for paying for all costs related to the processing of their respective specific plan; the costs of the Uptown/Town Centre Specific Plan are being borne primarily by the Redevelopment Agency of the City. Such costs shall include, but are not limited to, all third-party consultant and City staff time costs incurred from the effective date of this resolution. Property owners or their representatives or agents for each specific plan shall be required to enter into reimbursement agreements which will require them to timely make and maintain deposits with the City adequate to cover all City costs associated with their respective specific plans.
 7. Any proposed applicant-driven new specific plan or specific plan amendment shall be subject to preliminary community input and review prior to its acceptance for processing as follows:
 - a. Draft specific plans or specific plan amendments shall first be submitted to staff for review and feedback to applicant
 - b. Community workshop(s) will be held before the Planning Commission and City Council before a proposed specific plan or specific plan amendment is accepted for processing
 - c. Environmental review of a new specific plan or specific plan amendment will begin only after community input and City Council direction on the proposed specific plan or specific plan amendment.
 - d. The City Council retains the discretion as to whether to accept a new specific plan or specific plan amendment. Any new specific plan or specific plan amendment that is accepted for processing shall be subject to all normal environmental review, public comment and hearing process.
 8. Nothing in this resolution shall affect the rights of other property owners in the City to submit a new specific plan or specific plan amendment to the City for processing provided, however, that the processing of any such specific plan or specific plan amendment shall be subject to the priorities set forth above and consistent with population planning thresholds contained in the current General Plan, and may be limited by the resources available to the City. The property owners included within an area covered by a new specific plan or specific plan amendment shall be responsible for paying for all costs related to the processing of such new specific plan area or specific plan amendment.

PASSED AND ADOPTED THIS 5th day of May, 2009 by the following Roll Call Vote:

AYES: Gilman, Hamon, Steinbeck, Strong and Picanco
 NOES:
 ABSENT:
 ABSTAIN:



 Duane Picanco, MAYOR

ATTEST:



 CATHY DAVID, DEPUTY CITY CLERK

RESOLUTION 09-055



NORTH COAST ENGINEERING, INC.

Civil Engineering ▪ Land Surveying ▪ Project Development

RECEIVED

NOV 05 2012

Engineering Division

October 31, 2012

Ed Gallagher
Community Development Director
1000 Spring Street
Paso Robles, CA 93446

Subject: Beechwood Area of the Olsen Beechwood Specific Plan

Dear Mr. Gallagher,

On behalf of the owners of properties in the Beechwood Annexation area we are requesting consideration for additional units for the development of the Specific Plan. In the General Plan Amendment 2012-02, unanimously approved by the City Council on October, there were 564 units identified as being available in addition to those already allocated in the General Plan. It is our understanding that the City will begin a process to allocate these additional units. We are therefore submitting an application for a General Plan Amendment to allocate some of the units to the Beechwood portion of the Olsen Beechwood (OBSP) Specific Plan area.

At the time the 2003 General Plan was being updated, the anticipated development approach to the Beechwood area was similar to the surrounding areas which were being developed at the time. These surrounding properties which were zoned primarily 4 units/acre were being developed with curvilinear streets and cul-de-sacs in a very conventional suburban development manner. This style of development was predominant on the East Side of the City and was the expectation of the City and the landowners at the time.

In 2003 when the General Plan was approved, density to the ORBASP was pared back due to the Paso Robles City Population Threshold being set at 44,000 residents. The Beechwood area was designated Residential Single Family 3/acre (RSF-3), Residential Multifamily 20/acre (RMF-20) and Neighborhood Commercial (NC). The approved unit count was 474 Single Family homes & 200 High Density Multi-Family homes for a total of 674 units.

In the period between 2003 and 2005 the City embraced a different approach to land development and began to support and encourage "Traditional Neighborhood Design" (TND) for new development. To this end, the City hired the Urban Planning firm of Moule and Polyzoides (M&P) to prepare the Specific Plan for the Beechwood Olsen Specific Plan area. This firm specialized in the higher density approach to designing communities that meet the goals of TND. The plan prepared by M&P contained the major elements of TND except for one, appropriate density. The number of units allocated in the 2003 General Plan did not anticipate a TND approach and the consultant's hands were tied because of this limitation. This concern was clearly articulated both by the consultants and the property owners. The design of the Specific Plan was "Density Driven" as opposed to being designed based on the best and most efficient use of the land by incorporating TND elements and respecting the topography, oak trees and other constraints. This concern became the focus of the City Council in 2007 in a series of public hearings regarding the reevaluation of the approach to the OBSP. On July 3, 2007 the City Council directed staff to allocate additional funds to expand the EIR for the project to include two density options. These options were a 30% increase and a 50% increase. For the Beechwood portion of the OBSP this was an allocation of 874 units for the 30% increase and 1,011 units for the 50% increase.

Although the contract with M&P required the firm to produce 4 concept plans for the OBSP, only one plan was produced. Numerous discussions took place in 2007 regarding the dissatisfaction of the owners with the consultant, plan and process. In 2008 the Specific Planning process by the City was essentially put on hold.

The Beechwood property owners, undeterred by their disappointment in the process, chose to move forward proactively and hired consultants specifically experienced in designing to TND standards to prepare plans that would be designed to meet the direction of the City Council for the +30% and +50% density options. The design firm Studio 81 prepared two plans representing densities of 876 units and 1050 units for the Beechwood area. These proposed plans were presented to the City Council on April 7, 2009. This progress by the property owners was well received and resulted in further Council discussions regarding the approach to preparing the OBSP. These discussions resulted in City Council direction to Staff to allow the property owners to prepare the Specific Plan and for the owners to pay the costs of developing the Specific Plan and the EIR. The City would be responsible for the administration of the EIR process. The Beechwood property owners have demonstrated progress on this direction by engaging with Studio 81 to prepare plans and North Coast Engineering to assist on the Specific Plan and to provide "local" input, direction and communication.

It is essential for the future economic viability of the City to encourage the completion of the OBSP. As of December 2011 there were only 252 residential lots on approved subdivision maps. So far in 2012 a significant number of these lots were built on or acquired for development of homes. Of the vacant lots, Montebello Oaks represented the largest number at 61 lots. Because of the recession of 2007-2010 very few subdivisions of property occurred. Additionally all of the larger parcels of land in the City suitable for subdivision were already developed. In the period of 1991 to 2006 (15 years) the City

Attachment 2

averaged 261 residential building permits per year. In the period of 2007 to 2011 the average was 46 permits per year. Clearly with an existing inventory of less than 250 lots this inventory will be rapidly be depleted when permit numbers return to their previous averages. It was anticipated the OBSP would provide the opportunities for development far sooner than they actually will. The City has acquired Nacimiento Water and committed to a new Wastewater Treatment Plant and put water and sewer connection fees in place to fund these improvements. The recession has clearly delayed the implementation of Nacimiento Water and has resulted in a downsizing of the water treatment plant to reflect the lack of funds. The lack of funds can be directly attributed to the lack of water and sewer connections and the delays in approving water and sewer rate structures. Both the water and sewer connection fees which increased dramatically now include payment for Nacimiento Water and the construction of the new Wastewater Treatment Plant. In 2013 the connection fees will total \$28,220 per unit for water and sewer connections. The construction of just 50 homes per year will result in \$1,411,000 in revenue for the City. The construction of 250 homes per year would result in revenues of \$7,055,000. These revenues will not be realized if lots are not available.

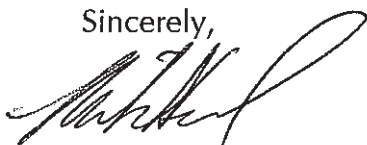
The Beechwood property owners specifically request a General Plan Amendment to allocate a maximum of 1011 units (+ 50% Density) to the Beechwood portion of the OBSP. It is anticipated that the Olsen portion of the OBSP may desire additional units but that is not part of this application.

The Beechwood property owners are in a position to engage immediately in the process and are financially capable of completing the process. The Beechwood property owners have repeatedly demonstrated a commitment to investing the resources to facilitate the plan.

The Beechwood property owners have hired Studio 81 to prepare detailed concept plans, biologists to prepare studies, arborists to evaluate oak tree impacts and engineers to review grading and drainage issues. The property owners have a demonstrated ability to develop neighborhoods and commercial developments and are anxious and ready to implement the plan and start building.

We strongly encourage the City Council to support this General Plan Amendment sending a message to the property owners and the community that the City of Paso Robles supports development that is appropriate for the land.

Sincerely,



Mike Harrod



Jay Huebner



Tom Erskine

**NEIL & GISELA OLSEN
OLSEN FAMILY
OLSEN INVESTMENTS, LLC
3161 LINNE ROAD
PASO ROBLES, CALIF. 93446
(805) 238-1861 Fax (805) 238-2737**

November 25, 2012

Ed Gallagher
Community Development Director
City of Paso Robles

Re: Additional units

Dear Mr. Gallagher:

We the Olsen Family would like to put on file a request for a density increase on our portion of the Olsen/Beechwood area project for an increase of 203 units which is a 30% increase. These units would be obtained from the general plan amendment 12-002. This unit increase has been under discussion from the outset of this project and we believe that these found units should go to our project since we were brought into the City under the General Plan amendment in 2003 and is with in the 44000 cap.

Sincerely,

Neil & Gisela Olsen
Olsen Family

cc

Attachment 2

Chandler Aaroe, LLC
26311 Palos Verdes Drive East
Rolling Hills Estates, California 90274
310-784-2900

November 26, 2012

Mr. Ed Gallagher
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

Re: Chandler Ranch Area Specific Plan

Dear Ed,

The Chandler family, as owners of sub areas 12-14 of the Chandler Ranch Area Specific Plan (CRASP) hereby respectfully request that our dwelling unit density on these sub areas be increased by 177 units from 354 to 531 dwelling units which is a fifty percent (50%) density bonus above the existing General Plan allocation for these sub areas of the CRASP.

Please call with any questions. I'll be in Paso Robles on December 27 and 28 and can meet with you at your convenience to further discuss our request as well as our status on moving the CRASP forward.

Sincerely,

J. Michael Cope
Director of Real Estate - Chandler Aaroe, LLC

Cc: Susan Decarli, City Planner



November 29, 2012

City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Attn: Ed Gallagher – Community Development Director

Via Email and USPS Postal Mail

RE: River Oaks II – Request for allocation of “Surplus” units

Dear Ed;

This letter is to follow up to your recent discussion with Vic Montgomery and John Wilbanks regarding General Plan Amendment 12-002 that adjusted the occupancy rates and other factors affecting City population calculations to more closely reflect recent data from the census and other sources. The result of the General Plan Amendment resulted in the creation “surplus” units.

As you are aware we have been in conversation with the City for several years over the ability to complete the envisioned Master Plan for River Oaks, specifically River Oaks II. River Oaks II is planned for 271 units consisting of a 144 single family detached dwelling expansion of the existing Adult Living Community and 127 non-age restricted units on the remainder of the 130 acre subject property (see attached map).

This letter is to formally request an allocation of 271 of the “surplus” units. We are prepared to submit the necessary planning documents for the River Oaks II project immediately upon City Council determination of the allocation and authorization to proceed. In fact we have already prepared a draft tentative Tract map for the first 144 Adult Community units which will facilitate a very fast turnaround by us to the City after authorization to proceed.

Ed, we appreciate you keeping us informed of the recent meetings and your plan to address this issue with the City Council on 12/06/2012. We look forward to working with you on the completion of River Oaks II.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dick Willhoit", is written over a light blue horizontal line.

Dick Willhoit

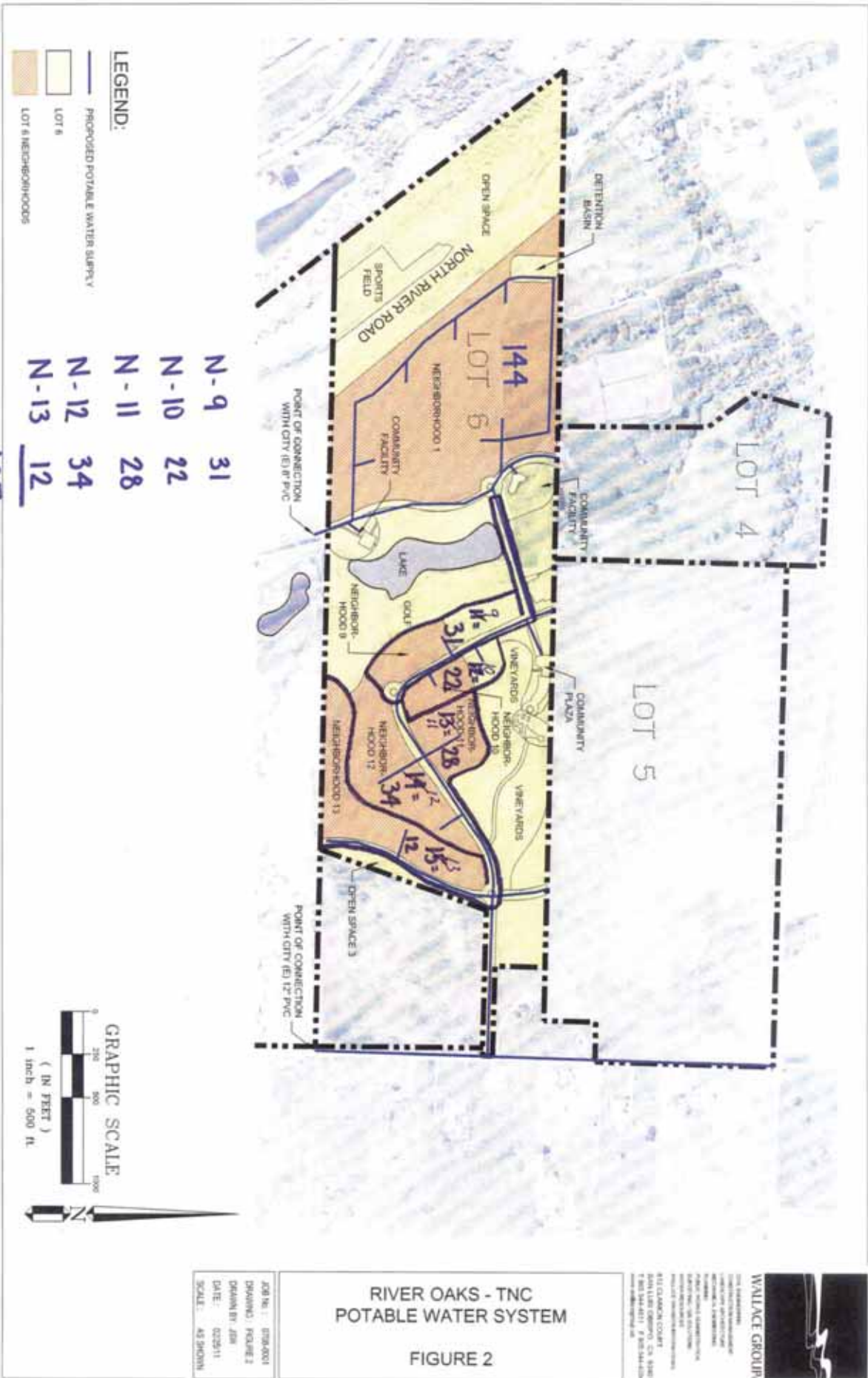
cc: Vic Montgomery, RRM
John Wilbanks, RRM

2727 Buena Vista Drive ~ Paso Robles, CA ~ 93446 ~ Tel 805.238.1031 ~ Fax 805.238.7664

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RESOLUTION NO. 13-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
UPDATING AND SUPERSEDING RESOLUTION 09-055 REGARDING
PROVIDING DIRECTION AND PROCESSING PRIORITIES
FOR VARIOUS SPECIFIC PLANNING EFFORTS

WHEREAS, at its meeting of May 5, 2009, the City Council adopted Resolution 09-055 to set priorities for allocation of staff time to process development and amendment of specific plans; and

WHEREAS, Resolution 09-055 provided that, henceforth, property owners were to be responsible for all costs related to the processing of specific plans; and

WHEREAS, the City's General Plan has established population planning threshold of 44,000 persons, based on the available capacities of the water system, wastewater treatment system, transportation systems, and environmental resources; and

WHEREAS, the City's General Plan calls for establishing Specific Plans on the Chandler Ranch, Olsen Ranch, and Beechwood Area and provides density targets that are within the City's buildout population planning threshold of 44,000 residents; and

WHEREAS, the City is processing or has received applications for the following specific plans: Chandler Ranch, Olsen Ranch, Beechwood Area, and an amendment of the Borkey Area specific Plan to accommodate an expansion of the River Oaks development; and

WHEREAS, in 2012, the inventory of vacant land for residential development that is ready for subdivision and development is substantially limited to the referenced specific plan areas; and

WHEREAS, via General Plan Amendment 2012-02, the Land Use Element adopted a 5.0% vacancy rate and an updated average population per household ratio (2.66) that collectively raised the number of dwelling units that could be built within the 44,000 population planning threshold by 594 units over the 16,818 units shown in Table LU-3 of the Land Use Element to 17,412 units, as amended by General Plan Amendment 2012-02; and

WHEREAS, the additional 594 units have not been assigned, via the Land Use Map, to any properties; and

WHEREAS, property owners within each of the above-referenced specific plan areas have submitted written requests for assignment of a portion of the additional 594 dwelling units in a manner that the collective requests exceed 594 dwelling units; and

WHEREAS, the City's Economic Strategy, adopted in 2006, calls for the following measures for development of residential neighborhoods:

- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;
- Increase labor force residents in the City;
- Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;
- Preserve energy and natural resources; and

WHEREAS, at its meeting of November 16, 2004, the City Council directed that the Olsen Ranch and Beechwood Area Specific Plans be combined into a single specific plan; at that time, the City had been advancing public funds to prepare specific plans; and

WHEREAS, with the adoption of Resolution 09-055, the requirement to prepare a single specific plan for the Olsen Ranch and Beechwood Area has proven to be a hindrance to the development of either area; the General Plan does not mandate that these two areas be addressed by a single specific plan; and

WHEREAS, at its meeting of June 5, 2007, the City Council directed that the Environmental Impact Report for the combined Olsen Ranch/Beechwood Area Specific Plan may study alternative land development patterns with density bonuses of 15, 30, and 50 percent;

WHEREAS, the City Council and Planning Commission conducted a public workshop on January 29, 2013 to discuss revising priorities for preparing and amending Specific Plans (as currently set forth in Resolution 09-055) and for allotting up to 594 additional dwelling units within the 44,000 Population Planning Threshold that were identified via General Plan Amendment 2012-002;

WHEREAS, at its meeting of March 19, 2013, the City Council considered the issues discussed by the City Council and Planning Commission at the January 29, 2013 public workshop and accepted additional testimony from the public on this matter;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED, by the City Council of the City of El Paso de Robles as follows:

1. Prior to a comprehensive update of the General Plan, the City Council will not approve general plan amendments that collectively increase the number of dwelling units at build out above 17,412 dwelling units (=16,818 + 594).

2. Option A:

Owners of property in the Chandler Ranch, Olsen Ranch, Beechwood Area, and Borkey Area Specific Plans may prepare specific plans/specific plan amendments and accompanying general plan amendments and Environmental Impact Reports with any number of dwelling units. However, for these collective plans, the City will not approve more than 594 dwelling units, and it will be the responsibility for each property to demonstrate how additional units above the numbers presently allowed by the General Plan would benefit the community. With this in mind, property owners are encouraged to prepare alternative plans with different numbers of dwelling units or provide for maintaining subareas of a specific plan area or site in Agriculture or Residential Suburban land use designations and zoning until such time that the General Plan would be updated.

Option B:

- a. Owners of property in the Chandler Ranch, Olsen Ranch, Beechwood Area, and Borkey Area Specific Plans may apply for general plan amendments, to be processed concurrently with their specific plans/specific plan amendments, that propose to increase the density above levels presently assigned to their properties by 198 units each.

Attachment 3

- b. All applications for general plan amendments shall be accompanied with an Environmental Impact Report (EIR) that studies the cumulative impacts of all known other proposed general plan amendments.
- c. Property owners may prepare draft specific plans/specific plan amendments that include alternatives for more density than an additional 198 units subject to the understanding that a full update of the General Plan may be necessary to approve a specific plan that accommodates more than 198 additional units.

Option C:

- a. Owners of property in the Chandler Ranch, Olsen Ranch, Beechwood Area, and Borkey Area Specific Plans may apply for general plan amendments, to be processed concurrently with their specific plans/specific plan amendments, that propose to increase the density above levels presently assigned to their properties by the following amounts.

Beechwood Specific Plan.....	203 units
Olsen Ranch Specific Plan.....	203 units
Borkey Area Specific Plan	144 units
<u>Reserve</u>	<u>44 units</u>
Total.....	594 units

- b. All applications for general plan amendments shall be accompanied with an Environmental Impact Report (EIR) that studies the cumulative impacts of all known other proposed general plan amendments.
 - c. Property owners may prepare draft specific plans/specific plan amendments that include alternatives for more density than shown in subsection "a", above, units subject to the understanding that a full update of the General Plan may be necessary to approve a specific plan that accommodates more than those additional units.
- 3. Separate specific plans, general plan amendments, and EIRs may be prepared and processed for the Olsen Ranch and Beechwood Area.
 - 4. City staff will process specific plan and related applications expeditiously while simultaneously attending to other Council goals. However, staff resources are limited, and the City does not warrant that it will be able to process applications within applicants' desired timeframes. The city may hire contract planners, at applicants' expense, to facilitate processing of applications.
 - 5. City staff shall continue to provide the Council with quarterly status reports of all specific plans.
 - 6. All consultant and staff time costs incurred by the City prior to May 5, 2009 to prepare specific plans and their environmental impact reports (EIR) shall be recovered by the City via specific plan fees to be paid at the time of occupancy of buildings as provided by Government Code Section 65456.
 - 7. All consultant and staff time costs incurred since May 5, 2009 to prepare specific plans and their EIRs shall be borne by property owners and deposited upfront and deposit maintained until the specific plans, general plan amendments, and associated EIR work, including public hearings and approval by the City Council, is completed.

8. Any specific plan work shall include early community input and review prior to acceptance of a draft specific plan as follows:
 - a. Draft specific plans shall first be submitted to staff for review and feedback with applicant;
 - b. A community workshop before the Planning Commission and City Council shall be conducted prior to the City's acceptance of a draft specific plan for processing;
 - c. Preparation of an EIR shall begin only after completion of the community workshop and City Council direction on the draft plan;
 - d. Preparation of the draft specific plans, general plan amendments, and EIRs shall undergo the normal public review and adoption process.

9. This resolution supersedes Resolution 09-055.

PASSED AND ADOPTED THIS 19th day of March, 2013 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk