
GENERAL PLAN UPDATE

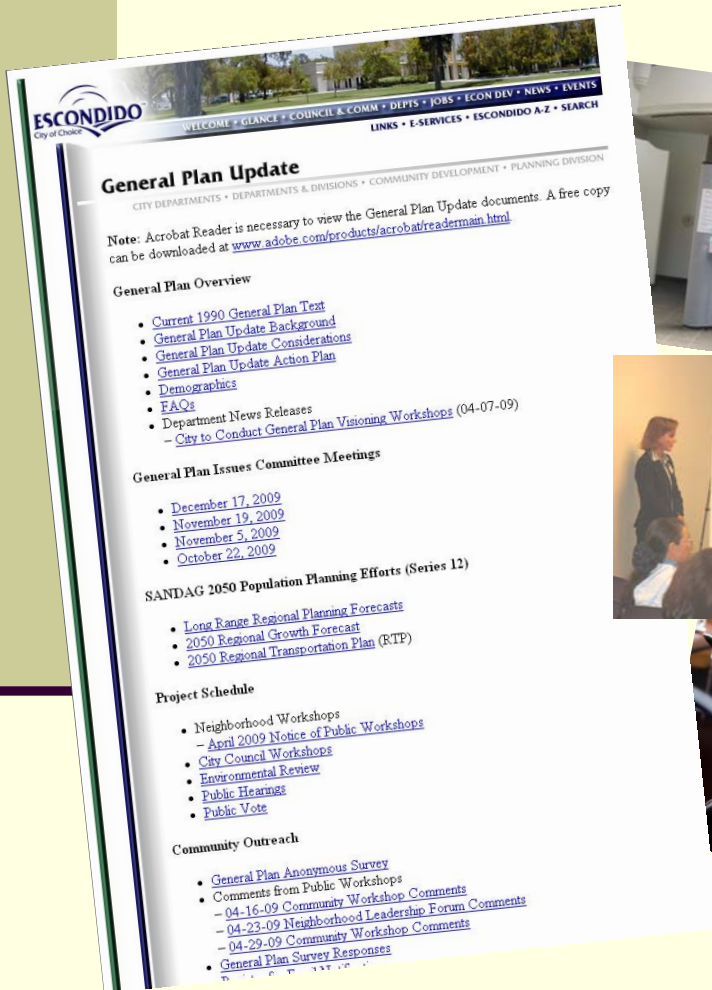
January 13, 2010

Case No. PHG 09-0020

Review status on the General Plan Update,
Consider Issue Committee recommendations,
Direct staff to proceed with next steps of the update
Item #8

Summary of Efforts

- Community Meetings
- Street Fair Booth
- News Articles
- City Hall Display
- Public Survey
- Web Site
- Student Input
- Issues Committee



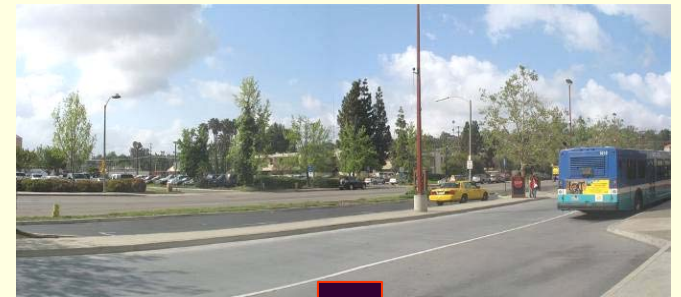
Issues Committee Discussion Topics

- Long Term Population Needs
- General Plan Boundaries and Land Use
- Municipal Services & Growth Management
- Circulation & Mobility Needs



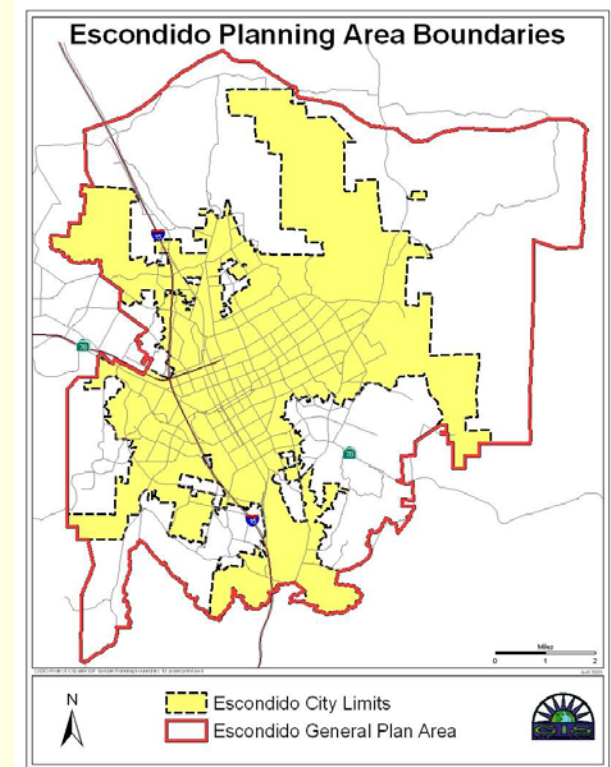
Summary of Committee Recommendations

- Long Term Population Needs
 - Incorporate land uses to reflect the community's vision rather than to meet a prescribed buildout population
 - Target Smart Growth Areas for planned growth rather than increasing densities elsewhere
 - Certain Smart Growth Areas may be prioritized and/or eliminated after analysis



Committee Recommendations (continued)

- General Plan Boundaries and Land Use
 - No major changes to boundaries
 - Increase employment land areas without tying them to any percentage of population or overall land use
 - Identify and evaluate full range of feasible areas for employment opportunities



Committee Recommendations (continued)

- Municipal Services & Growth Management
 - Retain QOL Standards in the General Plan rather than in subsequent facility master plans
 - Maintain current Fire, Police, Wastewater, and School QOL standards as adopted
 - Do not place an item on the ballot pertaining to Proposition S



Committee Recommendations (continued)

- QOL Standard Refinements:
 - *Economic*: Include a supplemental element in General Plan with goals and strategies to strengthen competitiveness
 - *Water*: Reduce from 600 GPD to 540 GPD that reflects the state's conservation goal
 - *Air Quality*: Base compliance on local measures from a future Climate Action Plan to reduce GHG / CO₂ emissions rather than state / federal air quality data that can't be locally controlled
 - *Parks*: Create an Urban Park Standard that includes facilities not developed in a park setting
 - *Circulation*: Accept greater than LOS "C" congestion in high density, infill areas

Committee Recommendations (continued)

■ Circulation and Mobility

- Include future NCTD rail extension to Westfield's as reflected in Regional Transportation Plan
- Monitor and coordinate High Speed Rail efforts; details are too premature to include in this update
- Defer land use changes associated with HSR until more information is provided on station locations



Next Steps in the Process

- Include Committee input on remaining topics:
 - Growth Management & Municipal Services
 - Specific Planning Areas
 - Smart Growth densities and development
 - Annexation and Clustering Policies
- Evaluate Smart Growth Areas and employment lands for determining which should be included in the update
- Refine QOL Language, edit General Plan text
- Develop alternative Land Use Scenarios
- Issue EIR Notice of Preparation
- Continue to update Council, solicit input, post online



Anticipated Schedule

- Apr. 2010 - Complete text amendments, land use scenarios & begin public review, Issue EIR Statement of Qualifications and Notice of Preparation
- July 2010 - Complete Public Workshops
- Aug. 2010 - Council selects alternatives for study
- Sep. 2010 - Execute Consultant Contracts
- Mar. 2011 - Screencheck EIR completion
- Sep. 2011 - Final EIR completion
- Jan. 2012 - Commission Hearings
- Mar. 2012 - City Council Hearings
- Aug. 2012 - Transmit to County Clerk for November 2012 election



Staff Recommendation

- Direct staff to:
 - Utilize staff resources to evaluate all Smart Growth Areas and feasible employment lands detailing those that should be included in the Update
 - Refine QOL Standards and General Plan Text in accordance with Committee recommendations and to address legal issues
 - Develop at least three alternative land use maps for Council and public review
 - Update City Council and General Plan website on regular basis
 - Assemble Issues Committee as directed to address specific issues

