



MEMORANDUM February 20, 2014

TO: City Council and Planning Commission

FROM: Beth Thompson and Ben Ritchie, De Novo Planning Group

SUBJECT: February 25th Joint Workshop – Draft General Plan Review

DATE: February 20, 2014

INTRODUCTION

On February 25th, the City Council and Planning Commission will hold a final joint workshop to review and discuss the Draft General Plan before it is released for a 45-day public review and comment period.

The Draft General Plan that will be reviewed at the workshop represents the culmination of the extensive efforts and time committed to this project by the General Plan Update Working Group, the Planning Commission, and the City Council. On February 6th, the Working Group completed a comprehensive review and discussion of the Draft General Plan, and provided edits, input, and feedback to the consultant team. This feedback was incorporated into the Draft General Plan that was distributed to the City Council and Planning Commission on February 18th.

The February 25th workshop is an opportunity for the City Council and Planning Commission to provide edits, input, and feedback to the entire Draft General Plan. All of the Policy Sets that have been developed and reviewed over the past year by the Working Group, as well as the City Council and Planning Commission during joint workshops, have been finalized, formatted, and compiled to create the Draft General Plan. The Policy Sets now include introductory paragraphs and supporting information in the form of text boxes with key terms and graphics. Additionally, an Introduction Chapter has been prepared, along with an Implementation Chapter. The Implementation Chapter lists all of the Actions contained throughout the General Plan, identifies the City department responsible for their implementation, and identifies the general timeframe for their implementation.

This final workshop will provide an opportunity for the City Council and Planning Commission to review the Draft General Plan in its entirety, and to provide feedback and edits to the complete draft document.

READING MATERIALS

Prior to the February 25th workshop, please read and consider the following materials:

1. **Draft General Plan** – a hard copy of this document was distributed to the City Council and Planning Commission on February 18th.

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2. **Land Use Element** – the Land Use Element has been revised based on feedback provided at the last joint workshop on January 14th, and is included in the Draft General Plan. It was also distributed as a stand-alone document to the City Council and Planning Commission on February 20th. The stand-alone Land Use Element identifies the changes that have been made as a result of the last workshop in yellow highlight.
3. **Comparative Growth Projections Table** – the final page of this memorandum includes a Comparative Growth Projections Table. This table identifies existing and projected growth, housing units, and jobs within the city limits and the Planning Area, and provides a comparison between the Draft Land Use Map and the City’s existing Land Use Map.

WORKSHOP DISCUSSION ITEMS

During previous General Plan Update workshops with the City Council and Planning Commission, all of the topics addressed in the Draft General Plan have been discussed in detail. There have been no notable changes to the Goals, Policies, and Actions since the last joint workshop on January 14th, with the previously noted exception of some very minor text changes to the Land Use Element. Additionally, there have been no changes to the Land Use Map following its selection by the City Council on December 10th.

The February 25th workshop provides the City Council and Planning Commission with an opportunity to review the entire Draft General Plan and provide specific feedback and input. The following questions represent suggested topics of discussion that the City Council and Planning Commission may wish to provide feedback and input on during the workshop:

1. Is the document clear, understandable, well formatted, and easy to follow?
2. Are there any key definitions or concepts that should be added as call-out boxes to improve the readability of the Draft General Plan?
3. Is the overall look and feel of the Draft General Plan acceptable?
4. Are the text changes that were made to the Land Use Element acceptable, and do they capture the City Council’s and Planning Commission’s intent, particularly with respect to Priority Area 1?
5. Are there any additional edits or changes that should be made before the Draft General Plan is released for public review and comment?

Comparative Growth Projections:

Existing General Plan Land Use Map and Draft Land Use Map

	Population	Housing Units	Jobs	Jobs per Housing Unit
<i>Existing Conditions</i>				
City	53,278	17,877	12,516	0.70
SOI/Planning Area	2,333	790	458	0.58
<i>New Growth: City Limits</i>				
Existing General Plan	35,944	13,955	19,655	1.41
Draft Land Use Map	27,639	9,972	21,232	2.13
<i>New Growth: SOI/Planning Area</i>				
Existing General Plan	28,208	10,665	17,189	1.61
Draft Land Use Map	11,419	3,642	6,276	1.72
<i>Total New Growth: City Limits plus SOI/Planning Area</i>				
Existing General Plan	64,152	24,620	36,844	1.50
Draft Land Use Map	39,058	13,614	27,508	2.02
<i>Buildout Conditions: City</i>				
Existing General Plan	89,222	31,832	32,171	1.01
Draft Land Use Map	80,917	27,849	33,748	1.21
<i>Buildout Conditions: City/SOI/Planning Area</i>				
Existing General Plan	119,763	43,287	49,818	1.15
Draft Land Use Map	92,336	31,491	40,024	1.27