



**COMPREHENSIVE PLAN UPDATE
CITIZENS ADVISORY COMMITTEE
SUBCOMMITTEE
LAND USE & COMMUNITY DESIGN ELEMENT**

June 24, 2016

City Hall – Community Meeting Room
10:00 AM to 1:00 PM

TITLE: Land Use and Community Design Element Subcommittee Discussion
FROM: Elena Lee, Interim Planning Manager,
Planning & Community Environment Department

Background

To date, the CAC has had four meetings to discuss the Land Use and Community Design Element, and the subcommittee has met four times. At the last meeting, on June 13, the subcommittee focused on growth management tools, including:

- Monitoring growth towards a cap;
- Addressing the pace of development;
- Sustainability performance measures; and
- The Downtown cap.

The subcommittee reviewed slides prepared by Hillary Gitelman to refine options for the individual components of each of these tools. Subcommittee members discussed the pros, cons, and implementation of each possible component and created options including a hybrid approach combining both a cap and new sustainability performance measure requirements. Attachment A reflects the options created by the subcommittee members for presentation to and discussion by the full CAC as part of the CAC Land Use and Community Design Element review.

What to Expect at the Meeting

The June 24 meeting will be a continuation of the June 13 meeting.

At the outset of the meeting, time will be given over to public comment from members of the community. Speakers will be allowed up to three minutes to share their thoughts on land use and community design. Time limits are necessary to ensure that there is an opportunity for members of the public to express their opinions, while also ensuring that the subcommittee can complete the agenda set out for the meeting.

The purpose of this meeting will be to complete discussion of growth management options and to cover Goals L-5 through L-9, as well as the new Airport goal, shifted from the Transportation Element, which will become Goal L-10. Following the meeting, staff and the consultants will refine the policy framework further in response to subcommittee recommendations and produce a full preliminary draft element for CAC review and comment on July 19, 2016.

The discussion of growth management options will be guided by Attachment A. The discussion of Goals L-5 through L-10 will be guided by the staff report from the June 13 subcommittee meeting. Please be sure to bring your June 13 staff report to the June 24 meeting.

Staff suggests that the group begin by briefly reviewing and confirming the growth management options, then proceed through the remaining goals element goal by goal. Staff and the consultant will briefly introduce the key concepts associated with each goal to kick off the discussion of streamlining the policies and programs that support it. Then subcommittee members will be invited to make suggestions and discuss refinements. For certain issues, the subcommittee may elect to craft a range of options and to take votes on those options in order to move the discussion forward towards subcommittee feedback that can be reported to the full CAC at their July 19 meeting on Land Use.

Next Steps

Subcommittee recommendations will inform development of the full preliminary draft element, with narratives, maps and supporting graphics. The preliminary draft element, reflecting input from the Land Use subcommittee, will be circulated in the packet ahead of the CAC meeting scheduled for July 19. The element will also be reviewed by the Sustainability subcommittee. Subsequently, the element will be revised to reflect the input of the full CAC. Our goal would be to present an update on this element to the City Council in September.