

PLANNING COMMISSION MINUTES OF SEPTEMBER 13, 2010**2009-0799: Advisory Committee Recommendations for the General Plan Consolidation Project DO**

Trudi Ryan, Planning Officer, presented the staff report. She said this item is scheduled to be considered by the City Council at the September 28, 2010 Council meeting. She said if the Council approves the consolidation and in a similar format to the recommendation that a staff taskforce would implement the committee's recommendations for compiling the consolidated plan and are expected to complete the plan in late spring of 2011.

Comm. Hungerford explained that former Planning Commissioner Larry Klein, Vice Chair Hendricks and Comm. Sulser (alternate) all served on the committee. He discussed a couple of the major issues including that if 22 plans were to be consolidated down into one, that some things could no longer be included. He said the State code emphasizes that the General Plan (GP) is a guide for the physical development of a community and that this became their guiding principle. He said a lot of the things in the documents did not meet this guiding principle and could be placed in the Council Policy Manual (CPM) so they are not lost. He referred to Attachment A, pages 7 to 11 and said staff helped the committee determine what items were related to the physical development of the community and what could be placed in the CPM. He said another point was the concept of a web-based GP. He said the State law requires that the GP be maintained in a hard-copy format, which will be maintained, however the recommendation includes having a web-based copy that would be as user friendly as possible, with search capabilities and links.

Vice Chair Hendricks added that the committee's efforts included vigorous debate, very good discussion, disagreement, varying opinions, and a lot of give and take. He said he thinks overall this is a great recommendation and light years ahead of where we currently are. He referred to Attachment A page 4 of 28, and discussed the "ease of searching" and that the intent is to be able to access information easily. He said there were six meetings and the public should feel comfortable with the process the committee went through.

Comm. Sulser asked staff how large the new document might be based on the committee's recommendation. Ms. Ryan said she does not know, however by eliminating repetition and streamlining, she estimates possibly under 300 pages as opposed to the current 2200 pages. Comm. Sulser encouraged the Commission to look over Attachment A to make sure this is what should be recommended.

Comm. Larsson discussed with staff the searching capabilities of the web-based plan with Vice Chair Hendricks further commenting about indexing and searching.

Comm. Dohadwala discussed with staff the web-based GP, and if there was a way to track the ease of use for the public. Ms. Ryan discussed the consolidation and that there would be public outreach. Ms. Ryan said as the GP reformatting is going on, that staff is also working on the Land Use and Transportation Element (LUTE). Vice Chair Hendricks said Attachment A includes information on mechanisms for the public to provide feedback on ease of use.

Vice Chair Hendricks commented on Comm. Sulser's comment about Attachment A and said he thinks this recommendation is an accurate representation of the end result that the committee came to.

Comm. Sulser said his concern was not regarding accuracy, but whether this is what the Commission wants. Vice Chair Hendricks said he did not get everything he wanted, however he thinks this recommendation is a good answer.

Kathryn Berry, Senior Assistant City Attorney, commented that seven elements are required to be in the GP. She said: the first three, land use, transportation and open space, are included in the LUTE ; the fourth element is housing which is reviewed often; and the remaining three are noise, safety and seismic safety, and conservation (water resources). She said add-ons under the safety and seismic safety focus on police and fire. She said the largest items are included in the LUTE and will have an EIR (Environmental Impact Report). She said the vision statement is an introduction and not required, however it is a nice statement of what the City is, our purpose and where we are going.

Ms. Ryan added that the noise element would be updated shortly after the LUTE.

Vice Chair Hendricks commented that the intent is not to change any council approved policies, but is focused on organization. Ms. Ryan said yes that the recommendation is about the look and feel of the GP.

Comm. Hungerford said the State code lays out what has to be in the GP, referring to page six of Attachment A. He said they were careful to be sure to include what was needed to be in the GP and that the CPM would contain the other important documents so they would not be lost.

Comm. Larsson discussed governing power of the GP and the items moved to the CPM. Ms. Ryan said she would not say that the GP goals and plans have the

force of law, however they are important guiding policies. Ms. Berry explained the order of power with the GP being the top of a pyramid, then zoning ordinances next, and then permits and each level needing to be consistent with the other. Ms. Berry further explained some differences between the GP and the CPM.

Chair Travis opened and closed the public hearing.

Comm. Chang moved for Alternative 1 to recommend to City Council to accept the recommendations made by the Advisory Committee, including maintaining the Committee to provide feedback as requested by staff and direct staff to proceed with the consolidation work. Vice Chair Hendricks seconded the motion.

Comm. Chang said he thinks the committee did a great job and he is looking forward to seeing the final design of the GP and the web-based plan.

Vice Chair Hendricks said he believes this organizational structure will be a big step forward to allow better access for users and that content is not being lost.

Comm. Sulser said he would be supporting the motion and that it was a pleasure to be an alternate on the committee. He commented that the committee had to make some tough decisions, some of the votes were very close, and that overall he thinks the committee did a good job.

ACTION: Comm. Chang made a motion on 2009-0799 to recommend to City Council to accept the recommendations made by the Advisory Committee, including maintaining the Committee to provide feedback as requested by staff and direct staff to proceed with the consolidation work. Vice Chair Hendricks seconded. Motion carried 7-0.

APPEAL OPTIONS: This item is scheduled to be considered by City Council at the September 28, 2010 City Council meeting.

Ms. Ryan thanked Comm. Hungerford for serving as Vice Chair of the committee, and former Comm. Larry Klein, Comm. Sulser and Vice Chair Hendricks for serving on the committee.