PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: FEBRUARY 27, 2013

TO: PLANNING COMMISSION

FROM: VINCENT P. BERTONI, AICP, DIRECTOR OF
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: Update to the General Plan Land Use and Mobility Elements
Hudson / Oak Knoll / El Molino Study Area and
List of the Planning Commission's Recommendations

RECOMMENDATION:

It is recommended that the Planning Commission

1. Recommend to the City Council to direct staff to analyze the environmental impact of designating the Hudson / Oak Knoll / El Molino Study Area as High Density Residential 0-48 DU/Acre in the Draft Land Use Diagram and
2. Direct staff to forward the List of the Planning Commission's Recommendations to City Council (Attachment A).

BACKGROUND:
On October 10, 2012, the Planning Commission received a staff report summarizing the draft changes to the General Plan Land Use and Mobility Elements. Staff recommended that the Commission recommend that the City Council direct staff to analyze the environmental impacts of eight components of the General Plan Land Use and Mobility Elements. These include

- The New Policy Topic Areas (Attachment A.1)
- The Mobility Supporting Initiatives Goals and Objectives (Attachment A.2)
- Update Mobility Element Objectives (Attachment A.3)
- The New Land Use Policy Outline (Attachment A.4)
- The Changes to the Guiding Principles (Attachment A.5)
- The Change to the Specific Plan Boundaries (Attachment A.6)
- The Changes to the General Plan Land Use Diagram (Attachment A.7)
- The Development Levels (Attachment A.8)

Since that time, the Commission has met, reviewed, and approved recommendations to the City Council on all of these components. Staff has prepared a list of the Planning Commission's recommendations for the Commission to review for accuracy, see Attachment A.

HUDSON / OAK KNOLL / EL MOLINO STUDY AREA:

At the Planning Commission's previous meeting on February 13, 2013, the Commission took up the question of what the appropriate land use designation would be for a study area that is generally between S. El Molino Avenue to the west, E. Del Mar Avenue to the north, S. Hudson Avenue to the east, and E. California Blvd. to the south. The study area is shown on the existing Land Use Diagram as High Density Residential (48 dwelling units/acre). Staff inadvertently changed the designation of this area to Medium-High Density Residential (36 dwelling units/acre) on the Draft Land Use Diagram and has recommended that the Commission recommend to the City Council a designation of High Density Residential (48 dwelling units/acre).

As the Commission deliberated at its previous meeting, the issue of historic preservation was discussed. In response, staff is attaching to this report a map showing the location of properties that have a historic designation (see Attachment B). The map also shows the building footprints, since a specific issue was raised about bungalow courts. Also attached is a map previously distributed showing the density of properties in the area (see Attachment C).

ENVIRONMENTAL REVIEW:

The Planning Commission will have additional opportunities to discuss the General Plan EIR. Specifically, staff will have a meeting with the Planning Commission prior to the pre-scoping meeting to give further information about the General Plan's program EIR. Additionally, the Planning Commission will be involved in the pre-scoping meeting, scoping meeting, a hearing on the Draft EIR, and a hearing on the Final EIR.

Respectfully Submitted,

Vincent P. Bertoni, AICP
Director of Planning & Community
Development Department

Prepared by:

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Attachments:
Attachment A – List of the Planning Commission's Recommendations to City Council
Attachment A.1 – New Policy Topic Areas
Attachment A.2 – Mobility Supporting Initiatives Goals and Objectives
Attachment A.3 – Update Mobility Element Objectives
Attachment A.4 – Land Use Element Policy Outline
Attachment A.5 – Guiding Principle Changes
Attachment A.6 – Changes to Specific Plan Boundaries
Attachment A.7 – Draft General Plan Land Use Diagram
Attachment A.8 – Development Levels
Attachment B – Hudson / Oak Knoll / El Molino Study Area
Attachment C – Existing and Allowed Density