

City Council Hearing

February 23, 2020



*Planning, Building and
Code Enforcement*

Item 10.5

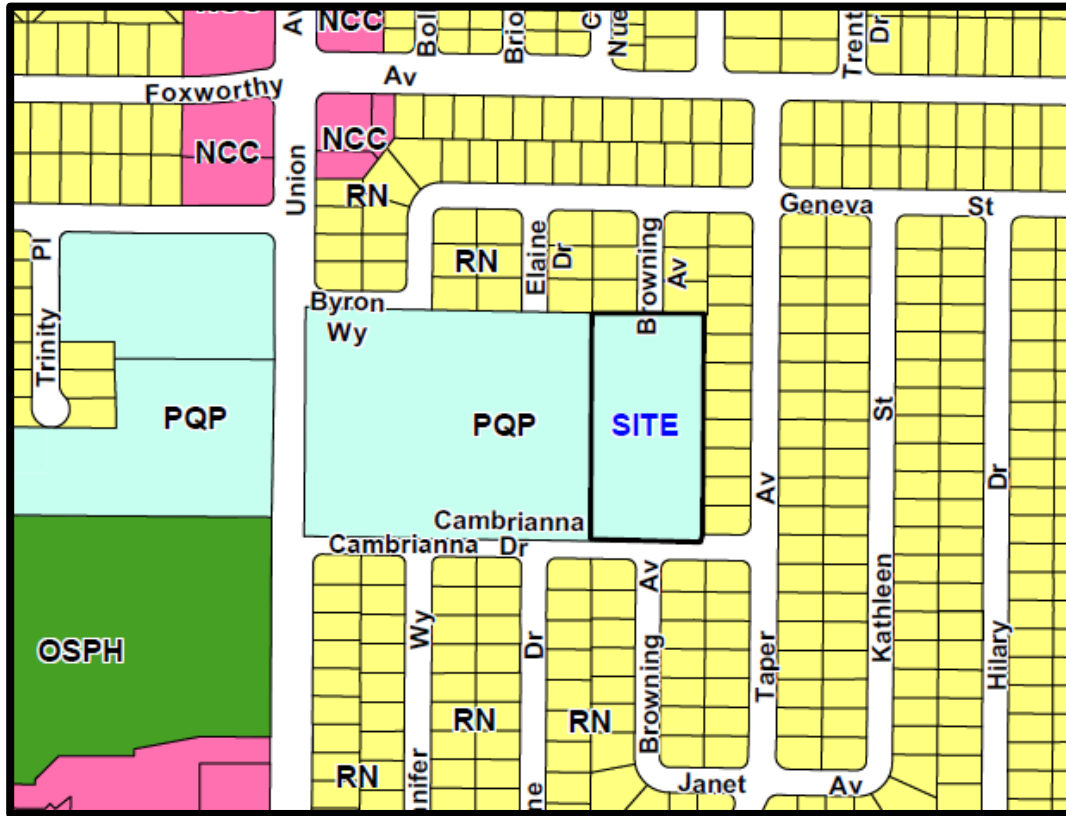
GP20-003: Privately-Initiated General Plan Text Amendment for 1975
Cambrianna Drive

Presenter: Rosalynn Hughey, Director, PBCE

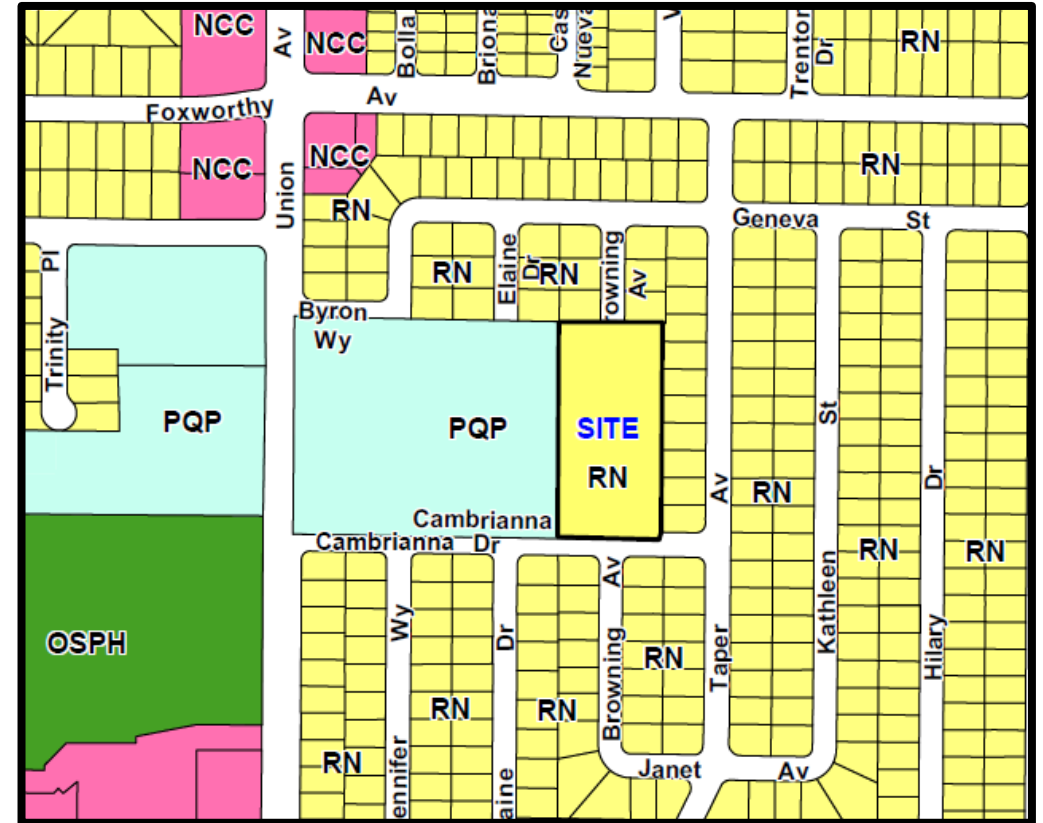
Aerial



General Plan Land Use



EXISTING:
Public/Quasi Public



PROPOSED:
Residential Neighborhood

Community Engagement

- Virtual community meeting on September 10, 2020
- Key comments/concerns:
 - Support underfunded schools, need to generate revenue for school programs
 - Traffic and parking
 - Construction impacts
 - Impacts to infrastructure
- Several letters of support received

Planning Commission Recommendation

December 9, 2020 – supported staff recommendation to deny General Plan Amendment

- Consider the Negative Declaration in accordance with CEQA;
- Adopt a resolution to deny the General Plan Land Use/Transportation Diagram Amendment to change the land use designation from Public/Quasi-Public to Residential Neighborhood; and
- Add an item to the Housing Crisis Workplan to explore policy changes for public school land conversions that could provide more opportunities for housing and revenue for public school districts
- Planning Commission also recommended staff provide more clarity on legal requirements of the Naylor Act, SB 1486, and SB 330 and how the proposed property transfer would be consistent with State law.

Staff Supplemental Memorandum

- Draft PQP conversion policy
 - Goal of producing deed-restricted affordable housing with an established minimum density level (duplexes and townhomes)
 - Based on State's Resource Area Mapping
 - Allows teacher and staff housing
 - Allows commercial and other employment uses
 - Considers future needs for school facilities
 - Provides Council assurance of the project that would be built with the General Plan Amendment
- Outreach to School Districts underway

Staff Supplemental Memorandum

- **Policy Alternative**

- Direct staff to complete PQP conversion policy and return to Council by June
- Direct staff to work with Cambrian School District to revise current General Plan Amendment application
 - Change land use designation to comply with PQP conversion policy after Council adoption
 - Complete environmental analysis associated with new land use designation request
 - Bring revised General Plan Amendment to Council

Q&A / Discussion