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STAFF REPORT

Item # 5

To: Planning Commissioners
From: Holly Smyth, Planning Director
Review Date: January 9, 2012
Subject: Potential General Plan Amendments to the DMX zone map, Heritage Tree list, General Plan and Zoning Ordinance consistency table and landscaped parkways policy along City Streets as well as updates to the noise contour and flood areas

Background:

With the completion of the Zoning Code update workshops and initial review of the draft zoning text, several General Plan amendments have been discussed as part of the update so that there is consistency between the two documents and a major environmental analysis is not triggered. At the request of the Planning Commission, prior to public hearings on the Zoning Ordinance update, the consultant has prepared the attached draft General Plan Amendment language for discussion and final direction. Most of the amendments are minor in nature and the reason for their modification is self-explanatory. Two of the proposed amendments were just discussed at the last workshop and therefore, draft policies were not yet available.

Modifying the heritage tree list to remove the Cottonwood and Eucalyptus trees can be done. However, because this policy was a mitigation measure to the General Plan EIR, additional language needs to be added stating that if the removed trees qualify as habitat for special status species they could not be exempt and an addendum to the current General Plan EIR is needed.

In regards to the parkway, after considering the testimony and looking at the General Plan policies, the consultant drafted changes that would remove parkways and replace with a monolithic sidewalk adjacent to the curb adjacent to Local Streets (which are predominantly in single family subdivisions) and Collector Streets that had on-street parking and increase parkway width on Arterial and Collector Streets without on-street parking. Discussions with Public Works lead staff to not reduce the right-of-ways where the parkways are proposed to be removed so that utilities, ADA sidewalks adjacent to drive approach areas, and trees can be located behind the sidewalk. However, right-of-ways in the Arterial and Collector streets without on-street parking are proposed to be increased by 6'. The Commission may want to provide further input on this item, as no background information was available for discussion and it was unclear what ultimate direction was wanted during the joint City Council / Planning Commission workshop. Staff will provide example photos of various streetscapes at the meeting.

PLANNING COMMISSIONERS

Chairperson – Ron Meade *Vice-Chair* – Jeff Garcia
Dave Brown, Bob Clement, Sharon Kendall, Jim Marvin, Bill Wynne

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The proposed general plan amendments are summarized as follows:

- Modify Land Use Policy LU-I-28 to remove the figure showing the boundaries of the various Downtown Mixed Use districts
- Modify Community Design Policy CD-I-11 to remove cottonwood and eucalyptus from the list of protected trees and provide more flexibility in the implementation of a tree preservation ordinance.
- Modify Community Design Policy CD-I-23 to reference the Zoning Code, rather than the Architectural Design Guidelines for Downtown (as the design guidelines are being incorporated into the Zoning Code).
- Modify Table 4.4 in the Circulation Element to eliminate the requirement for landscape parkways between the back of curb and the front of sidewalk as directed by the Council and Commission at the workshop.
- Modify applicable Street sections in Figure 4-3 pages 4-21, 4-22, and 4-23 of the General Plan.
- Update Table 9.1 in the Implementation Chapter to reflect the new zoning districts.
- Update Figure 8-4 Future Noise Contours to include the 2020 Prospective Air Installation Compatibility Use Zone (AICUZ) noise contours adopted by Naval Air Station Lemoore November 2010.
- Update the Hazards and Safety Services Figure 8-2 to incorporate the new flood plains that were adopted by FEMA (Federal Emergency Management Agency) June 16, 2009.

Recommendation:

Review proposed General Plan amendments, staff presentation, and potential public comments and provide final direction and any modifications that a majority of the Commission believes is appropriate so that a final draft General Plan Amendment section can be provided for the January 23rd, 2012 public hearing.