



## INFORMATION REPORT

DATE: April 2, 2013

TO: City Manager  
DEPARTMENT: Planning and Community Development  
SUBJECT: **FY 2013-2015 Future Planning Work Program**

---

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

---

**BACKGROUND:** The purpose of this information item is to provide the Council with an overview of the Future Planning work during the months remaining in fiscal year 2013 and for fiscal years 2014 - 2015. Most of the tasks listed below are short-term actions (1-5 years) in the recently adopted General Plan 2030 (GP 2030).

It should be noted that the majority of actions in GP 2030 are on-going and/or operational and do not require plan making efforts or amendments to the zoning ordinance. Other city departments are responsible for continuing implementation of these ongoing actions. Planning staff will be meeting with other city departments in the coming months to discuss implementation of new on-going actions.

Some of the short-term tasks that the Future Planning Division is responsible for will be initiated during fiscal years 2013-2014, however, completion of some tasks will continue beyond fiscal year 2015. The tasks below are considered high priority. Other short-term tasks that are not listed below will be initiated in future fiscal years. The Planning Commission at their February 7, 2013 meeting accepted the work plan.

The following is a narrative for each task. Some of these tasks are not directly called for in GP 2030 but are necessary updates to the zoning ordinance or called for in area plans. The majority of the cost for these work items will be covered by the General Plan Maintenance Fund.

### Tasks

1. Existing GP 2030 Zoning Amendments FY 2014

Complete approval process for draft zoning text amendments currently prepared - This task involves completing the approval process for several amendments both text and map that are already in the approval pipeline or in the process of being drafted. The Council adopted some of these amendments in May 2012. These adopted amendments are pending approval by the Coastal Commission. Other amendments being prepared will be heard by the Commission at a future date, such as, protection of archeological resources and parking for mixed uses.

2. Zoning Format Revision FY 2013 - 2014

Identify zoning ordinance model for use by the City - The current format of the City's Zoning Ordinance is somewhat cumbersome to use by the public, planning staff and decision makers. The purpose is to identify a user-friendly format. The format will serve as a template for future zoning text amendments, including those to implement the new General Plan. After fiscal year 2014 staff intends to include in the work program a total rewrite of the Zoning Ordinance using the new format as a template.

3. General Plan Biannual Report (On-going)

Biannual reports on the status of implementation of GP 2030 - The biannual report will be distributed to the Commission and Council as an informational item. This task is suggested in the State General Plan Guidelines.

4. Ocean Street Area Plan FY 2013 - 2014

Complete environmental review and approval process for Ocean Street Area Plan – At their July 26, 2011 meeting the City Council accepted the draft plan for the purpose of preparing required CEQA review. However, final adoption was not possible until the GP 2030 and its environmental review were complete. The first phase will include the preparation of required environmental review and adoption of the plan by the Commission and Council. The second phase includes the implementation of necessary zoning map and text amendments.

5. Corridor Planning FY 2013 - 2014

Prepare a study and draft zoning text and map amendments for major corridor nodes - This is a significant planning task for the department. GP 2030 identifies “nodes” at some major intersections along Mission, Ocean and Water Streets, and Soquel Avenue. Nodes are mixed-use activity areas that future development or redevelopment will be required to meet, unless site constraints prohibit the developer from complying with the new regulations. The General Plan calls for mixed use with commercial on the ground floor and office or residential on the upper floors. This task also includes two phases. There will be a community participation component for the plan making process as well as periodic overview by the Commission and Council. The second phase involves preparing zoning text and map amendments to these areas along the major corridors. Until the adoption of new zoning regulations for the nodes, an interim approval process for the nodes is being prepared by staff and will be scheduled for a future Council agenda.

6. Local Hazard Mitigation Plan (LHMP) FY 2013 - 2014

Assist Public Works with update of the LHMP - This task is already underway by both Planning and Public Works staff, in collaboration with other departments. The LHMP requires updating every 5 years. The LHMP has been submitted to the California Emergency Management Agency (CAL-EMA) for state review. After the CAL-EMA and the Federal Emergency Management Agency (FEMA) has approved the LHMP, the plan will be on a future Council agenda for approval.

7. Climate Action Plan (CAP) FY 2013 - 2015

Implement General Plan related actions of the CAP - The CAP outlines the actions the City and its partners will take to meet State land use requirements pertaining to climate change, achieve the policies identified in the GP 2030, and to accomplish the reduction goals set by the City Council. The Climate Action coordinator has identified 12 milestones for implementing the CAP.

8. Local Coastal Plan Update FY 2013 - 2015

Complete the draft Land Use Plan (LUP) and the Local Implementation Plan (LCP) and approval process - It should be noted that GP 2030 only applies to portions of the City outside the coastal zone for the portions that were originally included as part of the City's adopted LCP. Within the coastal zone area, land use and applicable policies and objectives of General Plan 2005 are in effect. In order to have GP 2030 to be effective in the coastal zone area a two-phase process needs to occur. The first phase includes the state required amendment of the Land Use Plan (LUP). The LUP will contain the same applicable goals, policies and actions in GP 2030 and other new coastal-related policies and actions. The phase will also include minor map amendments as called for in GP 2030. The second phase is the preparation of an implementation program (LCP) that includes amendments to various sections of the municipal code and other plans that apply to the coastal zone. This will also be a significant work program.

9. Participate and review Implementation of Senate Bill 375 and Sustainable Community Strategy (SCS) FY 2013 - 2014

Participate in the Association of Monterey Area Government (AMBAG) planning effort -The Sustainable Communities Strategy (SCS) requires the Air Resource Board (ARB) to develop regional greenhouse gas emission reduction targets for passenger and light truck vehicles. ARB establishes targets for 2020 and 2035 for each region covered by each of the State's 18 metropolitan planning organizations (MPOs). The Monterey Bay Area ARB has adopted these targets. For Santa Cruz, Monterey, and San Benito Counties the AMBAG is the local MPO. Each of MPOs then prepares a sustainable communities strategy that demonstrates how the region will meet its greenhouse gas reduction target through integrated land use, housing and transportation planning. The AMBAG Board will approve the SCS when it is completed. Planning staff will continue to participate in this effort.

10. Update of 2007 Housing Element FY 2014 - 2015

Housing Element Update - State law requires cities and counties to update their housing elements every seven years. Staff will prepare a draft update then schedule a public hearing before the Commission and Council in 2014.

Submitted by:

Juliana Rebagliati, Director  
Planning and Community Development