

Agenda Report

April 7, 2014

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: RESOLUTION TO AMEND THE LAND USE DIAGRAM OF THE COMPREHENSIVE GENERAL PLAN TO IMPLEMENT THE LINCOLN AVENUE SPECIFIC PLAN

RECOMMENDATION:

It is recommended that the City Council adopt a resolution amending the Land Use Diagram of the Comprehensive General Plan to implement the Lincoln Avenue Specific Plan.

BACKGROUND:

On October 21, 2013 the City Council adopted the Lincoln Avenue Specific Plan. The Specific Plan project area is both sides of Lincoln Avenue from Mountain Street on the south to the north City boundary. The 50.16-acre Specific Plan area is mostly one parcel wide on both sides of Lincoln Avenue. The plan will result in changes to the allowed uses as well as establish new development standards for the Specific Plan area. The Specific Plan proposes to gradually encourage the conversion of existing industrial and auto-related land uses to a neighborhood-serving retail and commercial district.

To implement the Specific Plan the General Plan Land Use Diagram needs to be amended to change all the properties within the boundaries of the Specific Plan from commercial and residential designations to a designation of "Specific Plan."

A separate agenda item also implements the Specific Plan by conducting first reading of an Ordinance that amends the Zoning Code.

ENVIRONMENTAL ANALYSIS:

An Environmental Impact Report that studied the impacts of the Lincoln Avenue Specific Plan was adopted by the City Council on October 21, 2013.

COUNCIL POLICY CONSIDERATION:

The Lincoln Avenue Specific Plan furthers the City Council Strategic planning goal to “Support and promote the quality of life and the local economy” by improving the business environment on Lincoln Avenue and supporting the removal of industrial businesses that are incompatible with the adjacent residential neighborhoods.

FISCAL IMPACT:

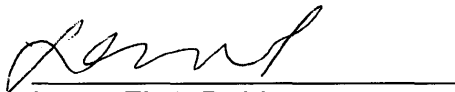
This is an administrative action and does not have a fiscal impact, however, implementation of the Lincoln Avenue Specific Plan will require future Capital Improvement expenditures to realize the roadway diet and streetscape improvements. As properties change from the existing industrial uses to mixed use and commercial uses, additional property taxes will be collected from the Lincoln corridor which will partially defray these costs.

Respectfully submitted,



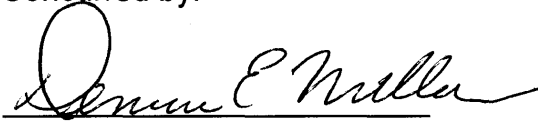
VINCENT P. BERTONI, AICP
Director of Planning & Community
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Prepared by:



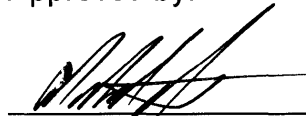
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