

From: [Jeff Roberts](#)
To: [Drew Wilson](#)
Subject: General Plan Update comments (2-05-2020 Meeting)
Date: Wednesday, February 05, 2020 3:17:43 PM

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Good afternoon Drew,

I wanted to provide my comments regarding the meeting last night while they were still fresh in my mind:

1. It seems to me that the method of going through a chapter at a time to “educate” the group is ok but I am not sure how we will make changes to goals and policies. I don’t think submitting the changes via email is the way to do it. I would rather see us go through the elements and either confirm their relevance or propose changes to the group. For instance, there were 24 “Policies” in Chapter 2 and my assumption is that at least of few of them should be either eliminated or modified.
2. I asked a question about the 11 “Commentary” statements provided after some of the 17 Goals outlined in Chapter 1 and the Director confirmed that it is not official City “Policy”. For that reason, I believe that all of the Commentary should be eliminated from the updated General Plan document.
3. I asked a question about the 13 “Commentary” statements that follow some of the 24 Policies in Chapter 2 (similar to the question asked about Chapter 1) and again it was conformed that these words are not official City “policy”. For that reason, I believe that all of the Commentary should be removed from the text of the future General Plan document.
4. On page 1-8, the General Plan contains 7 “Key Planning and Design Features”. Several of these features are confusing and not consistent with other policies in the general Plan. These features should all be reviewed and updated as appropriate.
5. We never did discuss the “Permit Streamlining” mentioned on pg. 2-22 in ED-1-j. The staff should ask the building professionals on the Committee about that aspect; I don’t think it is working very well.
6. Regarding Policy ED-5-e (Fiscal Impact Analyses), I believe that the City determined that development on parcels within the Sphere of Influence was desirable when the General plan was adopted in 2014. This policy, as written, is a “disincentive” to development on the fringes of the Community even though the areas have been in the SOI for 35+ years. The policy should be eliminated.
7. The discussion about the “Master EIR needs to be eliminated (pgs. 1-09, 1-10)

8. On pg. 1-19, there is a discussion about the General plan Horizon and Buildout. These items should be discussed to determine if they need modification or updating.
9. The associated maps, tables and charts after pg. 1-20 will need to be updated with current land uses, figures, etc.

Please feel free to contact me if you have any questions.

Thank you

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