

Additional comments submitted for the December 7th Steering Committee meeting for the West Area Neighborhoods Specific Plan.

1. Comments submitted by Jeff Roberts on 12.06.2021

Subject: Comments for West Area Neighborhood Specific Plan Committee

I am submitting these comments to the Specific Plan Committee for consideration:

1. The Committee has taken many positions on many issues over the past two years. I believe that the vast majority of the positions are still valid and that the Committee should “re-affirm” their previous positions regarding land uses and policies that have been previously presented. I do have one proposed land use designation change which is identified in 2b below.
2. I have attached a letter that was submitted to the City staff on 6-28-2021. I believe that the points emphasized by the letter are still valid and I would urge the Committee to take the two following actions:
 - a. Re-Affirm the previous unanimous Committee support for the concept of enlarging the City Sphere of Influence to include the 160 acres located at the southwest corner of W. Shields Ave. and N. Grantland Ave. This idea was taken to both the Planning Commission and City Council (along with the other recommendations) when the Specific Plan was initiated and was supported by both bodies. (see the attached graphic)
 - b. Support the retention of the “Medium Density” Residential Land Use Designation for 102 acres of land at the northwest corner of W. Shields Ave. and N. Grantland Ave. Our company is currently actively working on a “Project” that includes this property and we would like to retain the density level that has been in place since 2014, when the General Plan was adopted. With the adoption of several new State laws focused on increasing California’s housing supplies, we believe that the retention of the existing designation is the correct action. This action is different than the previous land use recommendation supported by the committee. (see the attached graphic)
3. Regarding the SB 330 issue, I am still not clear how the City proposes to “offset” the reduction of density (+/- 12,000 units) and which properties will be rezoned to make up the density loss. I hope that the City staff has a map that can illustrate the locations.



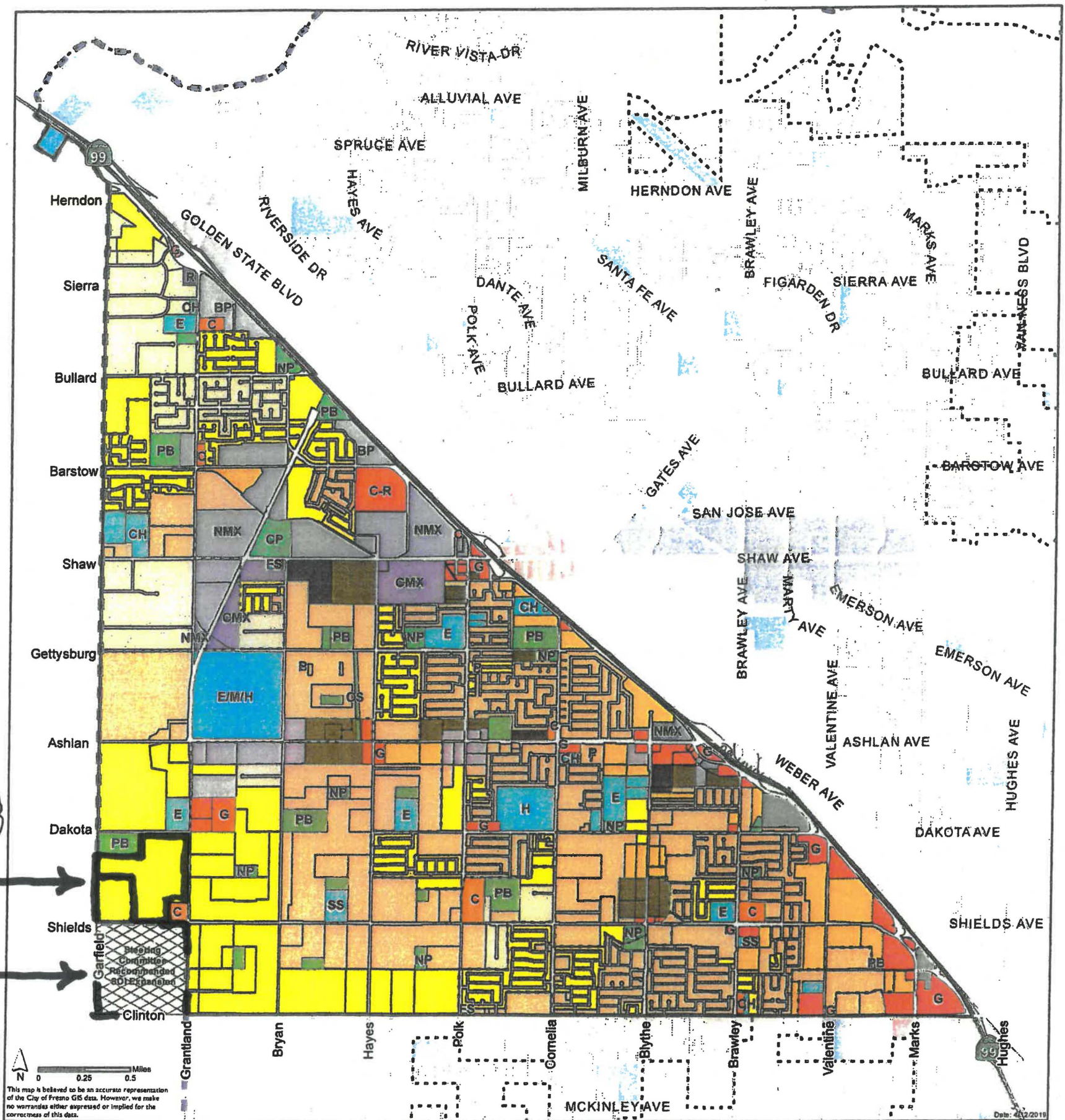
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SUBMITTED BY:

JEFF ROBERTS on 12-06-2021 (WITH EMAIL)

Casey Lauderdale

From: Jeff Roberts <JRoberts@assemigroup.com>
Sent: Monday, June 28, 2021 1:05 PM
To: Casey Lauderdale
Subject: West Area Neighborhoods Draft Plan

External Email: Use caution with links and attachments

Casey,

Thanks for sending the package over in advance of tomorrow nights meeting.

There are a couple of items that I want to point out to you since you were not involved early in the process. Additionally, some time has passed since the initiation of the plan and some new State laws have gone into effect. These issues have caused some "re-thinking" to occur about the proposed land uses. Here are the issues that I will be bringing up at the meeting tomorrow:

1. The 160 acres on the southwest corner of Grantland and Shields. This land is "outside" of the current SOI / City limits but there was quite a bit of discussion about this property by the Committee. The Committee voted 7-0 to consider adding it to the SOI. In addition, when this plan was considered by the Planning Commission and City Council, both bodies unanimously endorsed the idea of adding the area to the City. I was told that the land would be included in the EIR as well. I see on Pg. 41 of the document that the addition of land to the SOI is contrary to the 2014 General Plan Policy LU-1-g.
 - a. Is this 160 acres of land part of the "project area"?
 - b. Is this land included in the "Alternatives" section of the proposed EIR for the project area?
 - c. Does the "initiation" of the Specific Plan constitute a "General Plan Amendment"
2. The planned residential area on the north side of Shields, south of the Dakota alignment, west of Grantland and east of the Garfield alignment is currently designated "Medium Density Residential" and Zoned "RS-5". (see Map 5-2 / Page 106) The Draft Plan graphic indicates that this area will be designated "Medium Low Density" and Zoned "RS-4" (see Map 5-1 / Page 105) On behalf of the property owner, I am requesting that this 102 acre property retain its current "Medium Density" land use designation and "RS-5" zoning illustrated on Map 5-2.
3. I have asked on several occasions previously about the "SB 330" issue and how the City will deal with a reduction in the potential number of residential units within the 7700 acre Plan Area. I assume that the "solution" to this question will be presented to the group on 6-29-2021.

Please let me know if you would like me to "elaborate" on any of the issues referenced above,.

Thank you



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