



STAFF REPORT

August 7, 2024
File Number 0830-20

SUBJECT

CONSISTENCY AMENDMENTS TO THE LAND USE ELEMENT AND EAST VALLEY AREA PLAN | PL24-0007

DEPARTMENT

Development Services Department

RECOMMENDATION

Request the City Council adopt Ordinance No. 2024-11, approving the General Plan Land Use and Community Form chapter and East Valley Parkway Area Plan text and figure amendments for consistency with the East Valley Specific Plan ("EVSP"), which was adopted by City Council on July 19, 2023.

Staff Recommendation: Approval (Development Services: Christopher McKinney, Deputy City Manager)

Presenter: Pricila Roldan, Associate Planner

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY –

FISCAL ANALYSIS

There are no fiscal implications associated with this item.

PREVIOUS ACTION

On June 25, 2024, Planning Commission voted 5-0 to recommend City Council approval of text and figure amendments to the General Plan Land Use and Community Form chapter and East Valley Parkway Area Plan. The June 25th Planning Commission staff report is provided under Attachment "1."

Prior to the June 25, 2024, meeting, City Council adopted the EVSP on July 19, 2023.

BACKGROUND

The General Plan expresses a community's development goals and embodies public policy relative to the distribution of future land uses, both public and private. Government Code § 65300.5 requires that there be no policy conflicts, either textual or diagrammatic, between policy documents and components of a General Plan. If policies, text, or diagrams differ, these must be reconciled.



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Land Use and Community Form chapter: On July of 2023, the City Council adopted the East Valley Specific Plan (“EVSP”) in an effort to gain housing element compliance by the California Department Housing and Community Development (“HCD”). The EVSP allowed the City to establish an updated vision for the East Valley Parkway Target Area that meets the housing need associated with the sixth cycle housing element planning period; however, adoption of the plan triggered the need to update the City’s General Plan for consistency across land use policy documents, which includes the Land Use and Community Form Chapter. The proposed amendment includes text and figure changes that reflect the land use changes set forth by the EVSP.

East Valley Parkway Area Plan: An “area plan” focuses on a particular region or community within the overall General Plan area. Area plans are considered extensions of the General Plan since they seek to further refine the policies of the General Plan in a concentrated geographic area. In 2004, City Council Resolution No. 2004-136 approved the East Valley Parkway Area Plan. The plan sought to attract office, professional, and commercial uses in the East Valley Parkway area. Adoption of the EVSP bifurcated the East Valley Parkway Area Plan and established a new specific planning area with a mixed-use vision that helped meet the City’s sixth cycle RHNA allocation by attributing 2,185 new dwelling units within this area. Therefore, adoption of the EVSP created changes in land uses, standards, and vision that trigger the need to reconcile both documents.

Staff prepared draft revisions to both the Land Use and Community Form chapter and East Valley Parkway Area Plan, which consist of 1) revisions to maps including boundary and land use adjustments to reflect updated and consistent information; 2) addition of references to the newly adopted EVSP to incorporate and inform readers of the plan; and 3) minor text changes to correct typos, grammar, and address consistency throughout the documents as it relates to the EVSP. Redlined documents are provided under Attachment “2” and Attachment “3”. It should be noted that for brevity, the General Plan Land Use and Community Form redlined document (Attachment “3”) is excerpts only, and includes only those pages with proposed text and figure amendments. Pages that are not impacted by this item are not included.

ORDINANCES

- a. Ordinance No. 2024-11
- b. Ordinance No. 2024-11—Exhibit “A”—Factors to be Considered
- c. Ordinance No. 2024-11—Exhibit “B”—Land Use and Community Form
- d. Ordinance No. 2024-11—Exhibit “C”—East Valley Parkway Area Park

ATTACHMENTS

- a. Attachment “1”—June 25, 2024 Planning Commission Staff Report (No Attachments)
- b. Attachment “2”—General Plan Land Use and Community Form redlined document
- c. Attachment “3”—East Valley Parkway Area Plan redlined document