

City Council Questions-PART II
November 18, 2019 Council Meeting

ITEM 6.1 TERRA BELLA VISION PLAN ADOPTION

1. Why would developers/landowners have to have signed agreements with every other land owner in their area? This seems prohibitively difficult. Isn't there a simpler way of proceeding with a Master Plan?

Every development application requires the application signed by all the involved property owners. The same will be required for a Master Plan. All the property owners involved in the master plan will have to sign the application.

2. Why would we make a residential permit parking a community benefit? If there is an impact, shouldn't the development pay?

It has been added based on a specific recommendation from the Environmental Planning Commission. Parking overflow impact is exempt from CEQA requirements. Any proposed project will have to meet City's parking standards.

3. If parkland of 16 acres is required, why are we only showing parks for eight acres?

Requiring more than eight acres of land dedication at the proposed development intensities will make development infeasible. The remaining eight acres of park land is envisioned to be achieved through other tools such as privately owned publicly accessible open space, sharing of open space with school, park land dedication in-lieu fees, etc.

4. Page 7 of staff report - #5 the word should is used to "create as much affordable unit." Can we change that word to "shall"?

Council can decide to change it to "Shall."

5. If we have concerns about "spillover parking into existing neighborhoods," wouldn't having aggressive parking reduction targets make the matter worse?

Spillover parking was a concern raised by the community as part of the outreach process. Considering the proximity to Highway 101 and future transit improvements in the area, the Vision Plan proposes aggressive parking standards along with higher trip reduction goals to limit traffic congestion in the area. The parking standards proposed in the Vision Plan is consistent with the East Whisman Precise Plan. A residential permit parking program is another tool that is included in the Vision Plan to address the concerns over spillover parking.

6. Page 11- it is mentioned doing a master plan without doing a complete precise plan. Could we do parts of a precise plan study like the impacts of traffic?

A Master Plan will require CEQA review, and traffic impacts will be studied as part of the Master Plan EIR.

7. Could a master plan, one that is a world class example of innovation, well beyond anything we have now, move forward with council permission?

Any master plan not compliant with the underlying zoning or General Plan land use will require a Council authorization through Gatekeeper process.

8. Terra Bella vision plan - Is this a draft version?

This is a final draft to be considered for adoption tonight.

9. Page 8, #7 - It is stated that redevelopment could affect rents, isn't the word will more realistic?

Detailed technical analysis was not performed as part of the Vision Plan scope. Therefore, it states "could affect rents."

10. Will there be an infrastructure built for av's and connected vehicles, part of the vision plan?

New infrastructure is not addressed in the Vision Plan. The plan incorporates a few new street and ped/bike and trail connections as concepts for future consideration.

11. What is the internalization rate for Terra Bella given its location next to a major highway?

Technical analysis to determine internalization rate has not been performed as part of the Vision Plan.

12. Page 14, # 10 - concern when you mention "a number of small business," would preserve space for a "diverse number of small business" not be so limiting?

The guiding principles language was endorsed at the April 02, 2019 City Council meeting. Council can modify the guiding principle language as part of the adoption hearing if they so choose.

13. Page 14, #11 - could we emphasize public art more?

Council can consider this as part of this hearing.

14. Page 25 - how wide is a side walk that is being referred to on Item #1 building setbacks?

The assumption is for a seven foot wide sidewalk. The size may vary slightly depending upon the street within the area.

15. Page 29, #1 - how would we know if a 40 or, a 35, or a 30 degree daylight plane be better?

The Vision plan proposes a 45 degree daylight plane which is consistent with other City adopted precise plans. Staff reviewed a shallow angle (30 degrees) plane which showed that two to three story buildings adjacent to the property lines along with landscape screening would block the view of five story buildings. Therefore, staff supports the proposed 45 degree plane.

16. Page 29, #4 - could we require trees be six feet in height?

The specific language was added based on an EPC recommendation for more clarity in the landscape screening requirements. Council has the option to modify the language.

17. Page 32, Parks - can we require minimum park dedication be four acres and not should?

Council has the option to modify this language as part of the adoption hearing.

18. Page 37, #1 - what if schools and developer do not agree on a school strategy, does the project end?

The school strategy was supported by City Council at the April 2, 2019 Study Session on the Terra Bella Vision Plan and also as part of the Citywide School Strategy discussion at the October 15, 2019 Council Study Session. Council will decide on future project specifics in case the schools and developer do not agree on a school strategy.

19. Page 38, Table 4-1 under district transportation improvements – could shuttles, AGT, and state of the art signals be included?

Table 4-1 describes the community benefits list. This is not a comprehensive list, but covers broader topics. Typical development projects will not be able to fund a shuttle or AGT individually. Contribution to a shuttle program or AGT can be considered when reviewing individual projects.

Alternatively, Council can consider adding this text to Table 4-1 as part of the adoption hearing.

20. Are water smart meters required?

Water meter requirements will be assessed as part of individual project reviews.

21. With having unbundled parking, wouldn't it make it easier to park on the street?

Unbundled parking can have an impact on street parking. But the overall goal with transit improvement projects, TDM requirements, aggressive parking standards, and unbundled parking strategy is to encourage mode share change from automobiles to other modes. With a goal to create a complete neighborhood, the rate of internalization should also increase

22. Page 44, #1b - shouldn't there an additional bullet point, taking about saving light industrial?

Preserving small business is a guiding principle for the Vision Plan and therefore not specifically added under this implementation section. This will be considered as part of the Master Plan and individual project reviews

23. When AGT comes in, would it replace the reversible bus lane?

It could, but there are no specific plans at this time.

24. With the City only having three main roads that run north/south (Shoreline, Rengstorff, and San Antonio), do we want to continue to optimize them for moving vehicle traffic through town?

The City is continuing with several projects to optimize vehicle travel along these three gateways without widening roadways. Examples of these projects include the new 101/shoreline off ramp and potential improvements to the Rengstorff Avenue gateway.

25. Do we have an idea what the best ratio of light industrial is for the City?

No such study has been conducted. The following shows the amount of industrial zoned land in the City before East Whisman Precise Plan and after East Whisman Precise Plan and Terra Bella Vision Plan:

	<i>Area in Acres</i>	<i>% of City</i>
Industrial Zoned Land under MM, ML, & CS zoning districts	799	10.4 %
Industrial zoned land left after adoption of EWPP	623	8.1%
Industrial zoned land left after adoption of EWPP and based on Terra Bella Land Use Vision Plan	570	7.42 %

Note: This data does not include any other precise plan areas.

26. Could you comment on the attached suggestions for setbacks by the Terra Bella neighbors? In particular, could you compare it to the Prometheus Madera project on Villa Street in downtown? What are the setbacks to Madera from the other side of Villa Street - for the two story side, and the four story side facing Evelyn?

Staff will need additional time to respond to this request. Additional information will be presented at tonight's meeting in response to this question.

27. Is there possibility for the school strategy to include more than the 1.2 acres of land currently identified in the vision plan?

The 1.2 acre land proposal in the Vision Plan is based on preliminary discussion with the School District. Council can consider additional land as part of the Vision Plan adoption hearing.