

LUPPU Update 4/23/13

1. Targeted General Plan Amendment & Zoning Ordinance

- a. The Environmental Review is underway. Staff anticipates the draft EIR to be completed in May.
- b. Staff has been working with Pacific Municipal Consultants (PMC) on the draft sign ordinance. Staff anticipates returning to the Board in May to discuss key policies, outlining how it addresses prior Board direction and the difference between the current Ordinance. Following the discussion, the draft ordinance would be released for for public review and comment prior to finalizing it and beginning an environmental review.
- c. Staff is kicking off the preparation of Standard Plans and Guidelines for Mixed Use Development and Traditional Neighborhood Designs as directed by the Board in the Resolution of Intention 183-2011. Project objectives and timelines will be brought to the Board for discuss in May.
- d. Staff has updated the LUPPU Frequently Asked Questions (FAQ) and will post them on the LUPPU website.

2. Housing Element

- a. A workshop was held with the Planning Commission on the 2013 Housing Element Update on March 16, 2013.
- b. A draft of the proposed revisions to the Housing Element and request to release the draft to begin the public review and comment period was approved by the Board on March 25, 2013.
- c. The draft of the proposed revisions to the Housing Element are under State review and open for 60-day public comment effective April 1, 2013.

3. Biological Policy Contract

- a. Scope of work for General Plan Biological Policy Update and EIR is under review (staff, counsel and EDAC reg reform)
- b. Staff will release a "Request for Qualifications" to developed a list of potential consultants to complete the scope of work.

4. Travel Demand Model

Status - Components of the Travel Demand Model includes a 2010 baseline and a future forecast. The Travel Demand Model relies on existing base data (traffic counts, existing development, 2010 Census information, and the County's roadway network). It also includes a forecast which includes the distribution and timing of future growth within the General Plan horizon - now out to an estimated 2035 horizon.

The 2010 Base Model is complete. Staff has completed the review of Bay Area Economic's (BAE) DRAFT land use forecast based on historical development trends. In addition staff is evaluating several forecast scenarios and alternatives, including SACOG's Metropolitan Transportation Plan/Sustainable Community Strategy as provided for in Senate Bill 375. Staff will be using a consultant to complete a peer review of the Travel Demand Model.

5. Standard Plans

Staff expects the launch of the new website by last week of April. As a reminder, back in December, staff discussed consolidating all adopted standards, guidelines and related ordinances.