



General Plan Update Review Committee

Thursday, February 24, 2011
4:00 p.m.

Visalia Convention Center
Charter Oak Ballroom A
303 E. Acequia Avenue

REVISED A G E N D A

1. **Welcome & Introductions**
2. **Public Comment** - *This is the time for citizens to comment on subject matters that are not on the agenda, or to request an opportunity to speak to an item on the agenda at the time that the item is discussed. It is requested that each speaker from the public be allowed three minutes to speak.*
3. **Accept Minutes from January 20, 2011, Meeting**
4. **Overview of the General Plan Update Process, Phase 1 Completed; Phase 2 - Key Points and Milestones (follow-up on GPURC member's questions and comments)**

Background: Presentation to be made by Michael Dyett.

Recommended Action: Provide discussion and comments

5. **Discussion of Regional Retail Commercial Land Use Inventory for the City's Fiscal Wellbeing**

Background: Presentation to be made by Michael Dyett.

Recommended Action: Provide discussion and comments for direction

6. **Discussion on Public Outreach Strategies as Presented to the Joint City Council/Planning Commission Worksession on February 22, 2011**

Background: This was a topic presented at the City Council Strategic Workshop on February 5, 2011. At the Council's direction, the issues was expanded for presentation and discussion at the February 22nd Joint Worksession.

Recommended Action: Provide discussion and comments for direction

REVISED AGENDA

7. Presentation of Land Use Change Request Letters (Continued from the January 20, 2011 meeting)

Background: From the beginning of the General Plan Update process, staff has been receiving letters from landowners requesting their property be considered for inclusion in the current Urban Development Boundary (UDB) and/or requesting a change in the property's current land use designation. Staff has received ten such requests to date, and anticipates that many similar requests could be submitted by various property interests as the Update progresses toward a preferred Buildout Scenario.

Based on the City's past experience, it is not advised to analyze parcel-specific land use change requests at the General Plan Update level since it has shown that considerable time and detail involved in this approach. Doing so typically makes the process very cumbersome, which tends to divert the GPURC's focus from its primary responsibility to consider land use changes that will shape long-term, City-wide General Plan policy implications.

Staff has determined that seven of the requests fall into the category of broad or long-term General Plan policy issues, and should be included in the land use planning part of Phase 2. Others (Reference Nos. 6, 7, and 10), fall into the category of having a more limited or immediate scope that wouldn't constitute key General Plan policy considerations.

Unless the GPURC determines otherwise, staff will recommend to the proponents of the more narrowly scoped requests (Reference Nos. 6, 7, and 10), that they may consider filing General Plan and zone change amendment applications on their own to potentially gain the land uses they desire. Such requests can be filed as formal applications that are processed and reviewed on their individual merits directly by the Planning Commission and City Council.

Recommended Action: That the GPURC affirm or amend staff's methodology for the recommended courses of action on the individual land use change requests.

8. Comments / Discussion from Committee Members

9. Staff News and Updates:

10. Adjourn to: _____ time: _____