



General Plan Update Review Committee

**Thursday, June 9, 2011
4:00 p.m. to 7:30 p.m.**

**Visalia Convention Center
San Joaquin Rooms B & C
303 E. Acequia Avenue**

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 May 5, 2011, Meeting

4a. Findings of Community Outreach Efforts

Background: The Community-wide Workshop held on June 2nd marked the conclusion of the GPURC's expanded community outreach plan developed to obtain input on the emerging themes and growth concepts from a broad range of citizens. The outreach efforts were highlighted by the Workshop held in the Convention center, four quadrant meetings at elementary schools, three focus group meetings, production of a "Visalia Today" program, and a live on-line chat through Visalia Times Delta.

A presentation will be made by Michael Dyett showing the preliminary findings of these efforts and summarizing recommendations or concerns voiced by the citizens. A product that showcases the complete findings will also be prepared and will be made available to the GPURC later in the month.

4b. GPURC Member Comments and Observations

Background: Following the presentation by Michael Dyett, members of the GPURC are encouraged to share their experiences and observations from attending the outreach meetings.

5. Discussion of GPURC Topics

Background: This discussion is intended to "loop back" on topics that have been previously raised by GPURC members or by others for which GPURC members desire a more unstructured discussion format. The following list of discussion topics has been compiled by the City's

contributing consultant/facilitator Michael Ramsey. Mr. Ramsey compiled the list by conducting individual outreach with all GPURC members, as well as other community stakeholders who have been regular participants and contributors to past GPURC meetings.

The list of discussion topics are noted below.

Recommended Action: Each GPURC member is encouraged to engage and actively participate in the discussions on each topic, consistent with their representative constituency's concerns relative to the topic. Where there appears to be a clear consensus among the group, provide direction to City staff and the consultant for incorporation into the appropriate part of the Draft Preferred Plan maps or policies.

- 1. What are the advantages and limitations of relying on “infill” to meet the housing, commercial and retail building needs of the future? To what extent is “infill” likely to provide the land necessary to meet future building needs?**
- 2. What are the implications of a higher SF / MF ratio (71% / 29%) at buildout? How are building density, lot size, structural form, lifestyle, etc. affected by significantly increasing the community's multi-family inventory in the areas to be developed? What is the preferred ratio?**
- 3. How can the Hwy. 198 corridor best be incorporated into the General Plan update consistent with City Council's previous direction?**
- 4. What are the advantages and disadvantages of incorporating Hwy. 99 into the city's retail center strategy?**
- 5. How much emphasis should be placed on the East Downtown Strategic Plan for both Central Visalia revitalization and for higher density residential and mixed use development? How does the stockyard area realistically fit into the development picture given the land lease arrangements between the Stockman's Association and the Tulare County Farm Bureau?**
- 6. How would “Growth Rings” work if incorporated into the General Plan? What would be the criteria for expanding from one ring into the next? What are some examples of how this has worked in Visalia's land use development?**
- 7. How do we protect the area north of the St. Johns River if it isn't included in the area identified in the General Plan update for future city development?**
- 8. Given that the residential component of Mixed Use in combination with retail or commercial building is considerably more expensive than typical residential construction, is this a policy consideration to pursue or to waive in the new General Plan? What examples can be provided of this working in communities similar to Visalia?**

9. What does the future of Mooney Blvd. look like?
10. How do we protect the individuality of Visalia as Tulare and Visalia grow together?
11. What emphasis should be placed on greater commercial development in the northeast area of Visalia? How is this affected by the proposed transportation plans?
12. How does “sustainability” get incorporated into the city’s building codes, engineering standards and design standards so that infrastructure and costs aren’t duplicated? How would this be expressed in the General Plan? For example, permeable surfaces and water runoff collection on-site for residential construction should reduce the dependence on traditional water retention basins and storm water collection systems. How might this be acknowledged in the city’s development fees, building codes and engineering requirements?
13. How does reducing the dependence on the automobile impact the location, proximity to each other, lot size and building size of grocery stores intended to serve neighborhoods?
14. What are the best sites for a 4 yr. university if one is desired? How much land is required? How important is highway access?
15. How should the location of the airport be viewed in the future? What influence might the future high speed rail service have on an airport location?
16. How do “form-based building codes” affect the building process?
17. What impacts do the three maps have with regard to enabling or constraining urban sprawl?
18. How are approved tentative maps factored into the count of available building lots?
19. How would the Health Care District be impacted by the plans for the southeast area of Visalia?
20. How does green space get incorporated as the city builds out? How will the waterways be incorporated so they are more than drainage ditches?
21. What is involved in creating a “destination” Farmers Market with its own location and amenities (parking, trees, etc.)?

6. Comments / Discussion from Committee Members

7. Staff News and Updates

8. Adjourn to: June 30, 2011, 4:00pm