

DRAFT Consensus Points

Developed by General Plan Update Review Committee, June 9, 2011

1) Infill

- Infill is an important strategy for helping to meet the future growth needs of the community.
- The inventory of developable land in the proposed plan includes properties that shouldn't be there (i.e. Tulare County Courthouse) or should be reduced in size (i.e. Sequoia Mall). The inventory must have a finer cut and the acreages must be adjusted to meet realistic development opportunities.
- One strategy for infill development: increase densities and reduce minimum lot sizes.
- If infill will work, there must be a menu / palette of incentives that fit the situation. The menu may need to be different for different environs of Visalia (downtown, fringe).
- Acknowledge that some properties will not develop in the 20-year span, and that incentives will not always be the entire answer. Eminent domain may be a necessary tool, however, it is much more limited in its scope than it used to be.
 - The GPURC should review the list of infill sites and identify properties that have a low likelihood of developing in 20 years.
 - As an alternative to creating a list, a percentage can be fashioned to account for the properties that are unlikely to develop in 20 years.
 - The percentage should have the ability to change / be flexible on the basis that circumstances may change during the 20-year period.
- Flexibly, perhaps in response to the marketplace, should be built into the General Plan. For example, incorporate mixed use that blends differing lot sizes and housing types in a project.
- Consider increasing the residential buildout percentage from 70% to 80%. Commercial / industrial percentage should remain at 80%.

Clarification

- Land that is subdivided and is vacant is considered not developed. The Pipeline Projects accounts for such projects that were approved but not yet built (both tentative and final maps).

Other GPURC Member Comments

- (Calhoun) Policies should consider making good design a requirement with higher-density developments.
- (Holkeboer) Growth rings should be part of the long-term solution to infill growth.