



## PLANNING COMMISSION AGENDA REPORT

DATE: June 16, 2015

AGENDA OF: June 25, 2015

ITEM: 1 **Corridor Planning Process and Rezoning Update**

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**RECOMMENDATION:** Discussion of item and acceptance of public comment.

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### BACKGROUND:

The purpose of this meeting is to provide the Planning Commission with an update relating to the completed work on the Phase 1 portion of this planning process, the current public outreach calendar, the appointment of the Corridor Advisory Committee, a summary of the stakeholder interviews; and present to the Planning Commission an update on recommended direction for a Zoning Code template.

In July of 2012, the City Council adopted General Plan 2030 and its corresponding land use map. The General Plan calls for increased density and mixed uses on strategic areas along the City's primary corridors (Soquel, Water, Ocean and Mission). These change areas are intended to encourage infill development and mixed-uses while reducing auto-dependency. The current zoning is not consistent with the new General Plan land use map and is in need of rezoning. On April 28, 2015 the City Council awarded Dyett and Bhatia, Urban and Regional Planners the contract to assist staff with the corridor planning and rezoning; a multi-disciplinary 18-month process. The entire process includes the following components:

- Background Report and initial economic analysis;
- Development of a template for the zoning code that is easy to understand, maintain and amend in the future to respond to changing market and conditions;
- Data collection and analysis related to; economic feasibility, parking analysis, circulation, urban design and complete streets and streetscape improvements;
- A strong public outreach program involving; an advisory committee, community interest groups, stakeholders, web outreach, Planning Commission and Council;
- Development and presentation of three distinct case studies that will include 3D modeling and will address compatibility with adjacent neighborhoods and economic feasibility for developers;

- Proposed parking management strategies, right-of-way and streetscape improvements;
- Specific recommended changes to other city plans including the Seabright Area Plan and Eastside Improvement District Design Guidelines;
- Draft and Final Zoning Code for General Plan change areas.

In addition to the awarding of the contract to Dyett & Bhatia at the April 28, 2015 meeting, Council directed staff to work with the Mayor to develop a Corridor Advisory Committee, comprised of current appointed Commissioners and Councilmembers, and five additional members of the public. Appointments were made by the Mayor and accepted. The roster for Corridor Advisory Committee is:

- Richelle Noroyan (CC)
- Cynthia Mathews (CC)
- Peter Kennedy (PC)
- Mari Tustin (PC)
- Julie Conway (PC)
- Mark Primack (PC)
- Gordon Schwartz (HPC)
- Dale Hendsbee (PWTC)
- Stacy Garcia (ARTS)
- Debra Elston (Member At Large)
- Amelia Cohen (Member At Large)
- David Foster (Member At Large)
- Joe Appenrodt (Member At Large)
- Ross Newport (Member At Large)
- John Swift (Member At Large)

The Corridor Advisory Committee members have received background materials and will be invited to public workshops scheduled for August and September, with their first official meeting convening in October. Invitations to the public workshops will also be extended to the entire City Council, Planning Commission, Transportation Commission, Arts Commission, Historic Commission and staff. Notices will be posted consistent with the Brown Act. Please see the attached tentative calendar for the project. Updates will be presented to the Planning Commission at milestones of the project.

#### DISCUSSION:

Phase 1 of the process is nearing completion of which, the deliverables include; a background report, stakeholder interviews, and a draft zoning code template. The Corridor Background Report covers the context and setting on the corridors, street typologies, public realm and streetscape, and land use and development opportunities.

The June 25, 2015 Planning Commission meeting will consist of an update on the findings of the Corridor Background Report, stakeholder interview summaries and project schedule. In addition the draft zoning code template will be presented to the Planning Commission for discussion and direction.

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**Attachments:**

1. Existing Conditions Report
2. Corridor Process Tentative Calendar