



PLANNING COMMISSION AGENDA REPORT

DATE: May 25, 2016

AGENDA OF: June 2, 2016

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

RECOMMENDATION: Discussion of item and acceptance of public comment.

BACKGROUND:

This is the second of two meetings on the Corridor Planning Process; this meeting will focus on the preliminary recommendations for future parking and circulation improvements on the corridors, designed to support the future mixed use development and multi-modal travel the previous meeting focused on land use and development standards.

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. In addition, the corridors will need future physical improvements to support multi-model travel. The primary project consultant, Dyett and Bhatia, Land Use Planners engaged Kimley-Horn Engineering to provide technical reports on both current parking usage and future parking demand as well as the needed future right-of-way improvements for all modes of travel, including pedestrian, bicycle and auto uses.

The Corridor Advisory Committee reviewed, discussed and received public input on parking study and background data, parking benefit district feasibility, parking ratio and uses, existing right-of-ways and potential future improvements to the corridors. Some of this background summary related to land use and parking was presented at your May 19th meeting. The Parking Background Report is located on the project website here:

http://www.santacruzcorridors.com/uploads/5/4/7/5/54754127/scc_white_paper_pbd_2-23-16_finalversion.pdf

The Preliminary Draft Plan Lines for the four corridors are the first step in creating Final Plan Lines. Plan lines provide guidance for future right-of-way acquisition and dedications needed for planned bike, pedestrian and auto uses. You can find an electronic copy of the draft work for all four corridors here:

http://www.santacruzcorridors.com/uploads/5/4/7/5/54754127/combined_2016-05-26.pdf

(If the link does not open, type the link into your browser.)

As a reminder, the project website is: www.santacruzcorridors.com. The website includes a Library with all of the background materials completed to date and all seven of the Corridor Advisory Committee's meeting agenda, meeting materials and presentations.

During the summer, staff and the consultant team will work on addressing any outstanding issues, codifying the draft code recommendations, further develop parking programs and street standards and return to the Planning Commission in the fall with a draft Zoning Code and draft plan lines for the corridors.

RECOMMENDATION: That the Planning Commission receive the presentation on Preliminary Future Parking and Circulation Improvements, accept input, discuss item and provide direction to staff as appropriate.

Prepared by:
Michelle King
Senior Planner

Submitted by:
Ron Powers
Principal Planner

Approved by:
Juliana Rebagliati
Director of Planning and
Community Development