

## ATTACHMENT 3



## Desk Item

**DATE: AUGUST 20, 2020**

**TO: PLANNING COMMISSION**

**FROM: ALEX MOG, DEPUTY CITY ATTORNEY**

**SUBJECT: DESK ITEM, STATION DISTRICT SPECIFIC PLAN PLANNING ALTERNATIVES**

Staff received comments and questions from Commissioner Lew regarding the proposed Guiding Principles and subarea concepts proposed for consideration by the Planning Commission. The following are the questions and staff's responses (in *red italics*).

1. Principles 1 and 2 provide guidance in regards to circulation within the station district, so I recommend they be combined into one principle that addresses the needs of pedestrians, bicyclists, and drivers. In addition, I recommend the principle be expanded to include efficient connections in and out of the station district and the importance of public transit.

*We will work to include this suggested language, either through the combination of Principles 1 and 2 or the refinement of the language included in Principles 1 and 2.*

2. Principle 4 refers to a "complete neighborhood." I believe the station district is too large and has too many diverse and potentially conflicting uses to be considered a "neighborhood." I recommend the guiding principle be revised to consider good neighbor policies, buffers for residential developments, and avoiding environmental and neighborhood impacts.

*We will work to revise the guiding principle as recommended, and avoid suggesting or implying that the station district is a single "complete neighborhood," while still seeking to encourage a range of services, amenities, and land uses.*

3. Principle 5 refers to the station district as a "neighborhood." Again, I believe the station district is too large and its planned uses too diverse to be considered a 'neighborhood.' If the city desires the station district to be built up as a city center or downtown, then I recommend refocusing this principle.

*We will work to revise the guiding principle as recommended, and avoid suggesting or implying that the station district is a single "neighborhood."*

4. The Civic Center Area is not one of the five subareas described in the General Plan (pg. 287). For consistency with the General Plan, will the Civic Center Area be added as a sixth subarea?

*Yes, the General Plan would be updated to reflect the addition of the Civic Center Area, as well as any other sub-area boundary refinements that may be identified during the Specific Plan process.*

5. The figures throughout the staff report are illegible making it difficult for me to fully comprehend the information contained therein and, subsequently, to rely on that information. In the future, please provide legible and factually correct figures and diagrams in staff reports.

*We will work to ensure larger figures and better legibility for future staff reports.*

6. The staff report uses both the hyphenated and non-hyphenated versions of “subarea.” For consistency, please use one version throughout future documents. By the way, the word does not require a hyphen.

*We will be sure to use the term “subarea” in future materials.*