

DEVELOPMENT STANDARDS ISSUES WORKSHOP

Date: Wednesday, November 30, 1988
Location: PENMAR RECREATION CENTER
Time: 7:00p.m. - 10:00p.m.

Working groups will look at the ideas generated by the neighborhood study groups. Possible issue areas include: - height, lot consolidation, setbacks, density and density bonuses, building envelope, floor area ratio, buffering mechanisms, performance standards and landscaping requirements.

Some of the areas to be explored include:

- are there any "best solutions" that could be applied throughout the community
- areas of conflict - did other groups come up with a compromise solution that might resolve the conflict
- constraining factors - physical/legal/economic

THE SPECIFIC PLAN PROCESS

1. **INITIAL COMMUNITY INPUT**
 - AUGUST 13 - NEIGHBORHOOD STUDY GROUPS FORMED
 - NOVEMBER 5 - GROUP PRESENTATIONS & DISTRIBUTION OF IDEAS
 - NOVEMBER 30 - ISSUES WORKSHOP. CROSS-GROUP DISCUSSION OF IDEAS
2. **PLANNING DEPARTMENT STARTS DEVELOPING DRAFT SPECIFIC PLANS**
 - o RECEIVES INITIAL COMMUNITY INPUT - NOVEMBER 5
 - o FACILITATES CROSS-GROUP DISCUSSION OF IDEAS - NOVEMBER 30
 - o REVIEWS AND ANALYZES COMMUNITY IDEAS
 - o INVESTIGATES PLANNING TECHNIQUES FOR RESOLUTION AND IMPLEMENTATION OF PROBLEMS AND OPPORTUNITIES IDENTIFIED BY THE COMMUNITY
3. **PLANNING DEPARTMENT WRITES/DISTRIBUTES DRAFT SPECIFIC PLANS**
 - o HOLDS FURTHER COMMUNITY WORKSHOPS
4. **PUBLIC REVIEWS AND COMMENTS ON DRAFT SPECIFIC PLANS**
5. **PLANNING DEPARTMENT PRODUCES PRELIMINARY PLANS**
BASED ON PUBLIC INPUT REVISES DRAFT SPECIFIC PLANS AND PRODUCES PRELIMINARY PLANS
6. **FURTHER COMMUNITY INPUT THROUGH THE PUBLIC HEARING PROCESS**
 - o PLANNING COMMISSION
 - o PLANNING AND ENVIRONMENT COMMITTEE
 - o CITY COUNCIL
7. **CITY COUNCIL APPROVAL AND ADOPTION OF SPECIFIC PLANS**