

City Council Meeting of February 26, 2018
Oak Glen Creek Specific Plan (Case No. 16-048/SP)
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Prior Hearings:

The Planning Commission reviewed the proposed Specific Plan and EIR at the regular Planning Commission on November 15, 2017. At that meeting, the Planning Commission recommended that the City Council approve the Specific Plan subject to the following changes: language to limit the square footage of accessory structures within the Innovation District to 5,000 square feet; eliminate any reference to four story buildings; and change the multi-purpose trail connection language from “may” to “shall.” These proposed changes have been made to the Specific Plan, and are attached as an excerpt (errata sheet) of the Specific Plan document for Council’s consideration (pages 168-173 of the agenda packet). These changes show the recommended additions as underlined text, and the removed text in a strikeout format. With Council approval, these changes will be finalized and incorporated into the official and bound version of the Specific Plan. The Planning Commission also recommended that the City Council certify the related Final Environmental Impact Report, including its associated Mitigation Monitoring and Reporting Program

DISCUSSION:

Specific Plan:

A Specific Plan provides policymakers with the ability to prepare and adopt development and/or design standards and guidelines within a targeted area of the City, and although it is not a part of the General Plan, a Specific Plan must adhere to, and be consistent with, the City’s land use policies that are established in the General Plan. Ideally, a Specific Plan provides guidance to landowners or developers without stifling opportunities or imposing inflexible regulations that preclude creative development responses. The Oak Glen Creek Specific Plan is intended to establish a regulatory framework for development of the Project area, including the Residential, Innovation, and Open Space land uses, including the regional detention basin. The Specific Plan would also provide a description of the required infrastructure facilities to support the implementation of the Project.

Overarching Purpose:

The primary need for the Project is flood attenuation and sediment reduction to alleviate existing downstream flooding along Wilson Creek, thus providing protection for private properties, roadways, and other public infrastructure. The proposed realignment of Wilson Creek and channelization of Oak Glen Creek into a series of retention basins (formally known as the Wilson III Basin) would increase stormwater retention capability, increase groundwater recharge, and improve downstream water quality. As a result of the basin improvements, portions of the site would be removed from the Federal Emergency Management Agency flood hazard zones, and would be identified by SBCFCD as surplus property that is not needed for flood control purposes. As a result, the development of the Residential and Innovation Districts by private owners and/or other public agencies, which will help offset the costs of the construction of the basin and channel improvements. The balance of the land in the Open Space District (basin and channel improvement may be accomplished) would continue to be owned and maintained by SBCFCD with the City maintaining the trail system and neighborhood park (through an LLMD), and the Project would be consistent with the City’s Master Plan of Drainage. The material to be excavated for the construction of the basin/channel would be used to provide the fill necessary for the proposed future

development onsite, which would reduce the potential impacts and costs associated with the construction of the basin.

Specific Plan Format:

The Oak Glen Creek Specific Plan is comprised of six (6) sections that cover the following topics:

I – Executive Summary: Includes a brief introduction to the purpose of the proposed Specific Plan and the organizational layout of the document.

II – Introduction: Includes a synopsis of the proposed Specific Plan boundaries, its goals and objectives, and a summary of the proposed development contemplated through the adoption of the Plan.

III – Project Setting: Includes a fairly detailed summary of the baseline conditions of the Project area as they existed at the initiation of the Specific Plan development process in 2015/2016. The primary purpose of defining the baseline conditions is to provide a deeper understanding of the issues, opportunities, and constraints guiding the development of the Plan.

IV – Specific Plan: Includes a detailed outline of the development proposed for the Specific Plan boundaries, including the development standards that would apply for the three Land Use Designations (Residential, Innovation, and Open Space) proposed onsite. In addition, this section covers the implementation component of the plan, including standards for the roadway network, the drainage basin conceptual design, and other factors relevant for development of an existing vacant area.

V – Design Guidelines: Includes a general description of the City's expectations regarding the final design of the built environment to be implemented by the Specific Plan, and compliance with the Guidelines would ensure the development features high-quality landscape and architectural design. Consistent with other development projects, the architecture of the future development would be subject to review by the City's Planning Commission.

VI – General Plan Analysis: Includes a detailed analysis of the how the 2016 General Plan policies are met by the Specific Plan.

Future Development/Land Use Designations:

As noted previously, the Specific Plan contemplates three different Land Use Designations: Residential, Innovation, and Open Space. A description of each designation is as follows: