



**CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, March 26, 2013

**5:30 PM – Special Meeting
American River Community Room North**

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEMS

3.1 **Subject:** 2013-2021 Housing Element Update.

3.2 **Subject:** Scope of Services for Updating the Folsom Boulevard Specific Plan.
Recommendation: Consider staff's presentation and provide direction for amending the Folsom Boulevard Specific Plan and the Convention Center Overlay District.
Result of Recommended Action: Council input will confirm staff's understanding of Council direction from the February 26th Work Session and will allow staff to proceed with amending the Folsom Boulevard Specific Plan and the Convention Center Overlay District of the City's Zoning Code.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 5 and 6.

4. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, March 26, 2013 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, March 21, 2013 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Thursday, March 21, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: March 26, 2013

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator
Dana Grossi, Housing Services Assistant
Jessica Hayes, Housing and Community Development Specialist

SUBJECT: 2013-2021 HOUSING ELEMENT UPDATE

RECOMMENDATION

General discussion of Housing Element Update issues.

RESULT OF RECOMMENDED ACTION

General direction and comment.

BACKGROUND

The City's Housing Element is one of the seven mandated elements of the General Plan. The Housing Element, last updated in 2008 (can be found on the City's website under Planning Department) consists of goals and policies that respond to the existing and projected housing needs of all economic segments of the community. The California Department of Housing and Community Development (HCD) sets the schedule for periodic updates of the Housing Element, and the City of Rancho Cordova will be moving to an 8-year update timeframe. If the City does not adopt a Final Housing Element by October 2013 (**see Attachment**, Housing Element Update Schedule), then the City will be required to revert to a 4-year update schedule. Thus, with adoption by October 2013 of the City's revised Housing Element, the current update will cover the 2013-2021 time period.

State law also requires HCD to determine the total projected growth for the area and to determine an allocation of this growth to local jurisdictions. The growth is expressed in terms of residential units which are allocated to five income categories. The Sacramento Area Council of Governments (SACOG) distributes these regional numbers, called RHNA, among its jurisdictions. Rancho Cordova's 2013-2021 allocation of residential growth (7,008 units) is distributed among 5 standard income categories, as shown here:

Income Category	Regional Housing Needs Allocation (RHNA)	Percent of Total
Extremely Low Income	770 units	11%
Very Low Income	770 units	11%
Low Income	1,079 units	15%
Moderate Income	1,303 units	19%
Above Moderate Income	3,087 units	44%

Local jurisdictions are then required to convert the allocated units to acres. In this conversion, jurisdictions in the Sacramento area are required to use a minimum density of 30 units to the acre for all of the RHNA growth allocated to the lowest three income groups.

The Housing Element Update will respond to the City's Regional Housing Needs Allocation (RHNA). The Update will be a technical update, focusing on revising the goals and policies identified in the element to produce a document that is more concise and readable. A few policies have been completed and are no longer relevant. Other policies refer to the formerly dissolved Redevelopment Agency, and thus are no longer relevant and need to be revised.

Housing Division staff held a public workshop on January 10th that served to provide housing stakeholders with information on the 2013-2021 Housing Element update process, and solicited feedback from participants on community's housing needs.

The goals for today's information and discussion work session is to provide an overview of the purpose, schedule, and requirements for the 2013-2021 Housing Element Update, and to solicit feedback from City Council and the community to identify future housing needs in the City. Input will aid staff in updating the Housing Element and revising goals and policies to more accurately respond to the community's needs.

ATTACHMENT

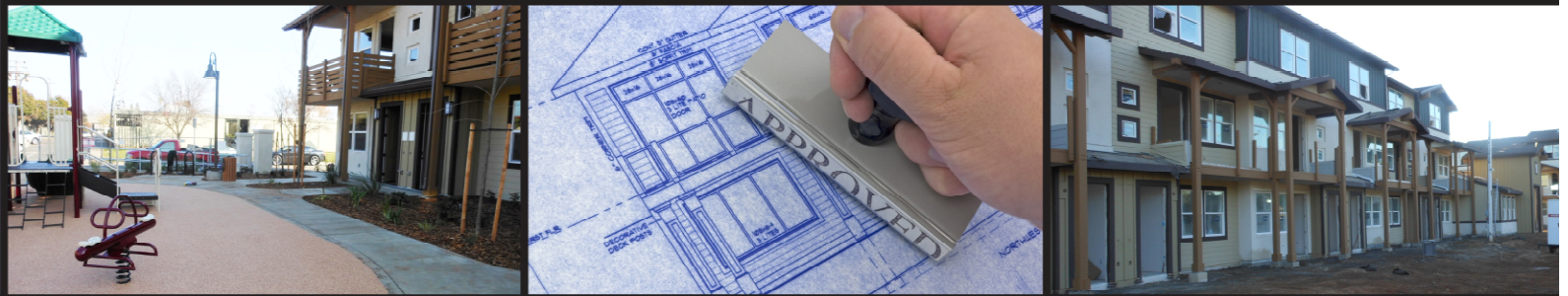
2013-2021 Housing Element Update Schedule

2013-2021 Housing Element Update**Proposed Schedule**

Public Workshop	January 10, 2013
City Council Study Session	March 26, 2013
Public Review Draft Available	April 2013
Submit Draft Housing Element to State	April/May 2013
Receive Comments Back from State	June/July 2013
City Council Adoption of Final Housing Element	October 2013

City of Rancho Cordova 2013-2021 Housing Element Update

City Council Workshop



March 26, 2013

1

PMC

Goals for the meeting

- Streamlined Housing Element Process
- Legal Requirements
- 2014-2022 RHNA
- Summary of January 10th Public Workshop
- Rancho Cordova Housing Accomplishments
- Review Goals and staff recommended revisions
- Schedule



Streamline Housing Element Process

- Minor Technical Update
- Revisions will be in track-edit mode/highlighted
- Submit HCD checklist
- Shortened review period
 - 7 Goals
 - 32 Policies
 - 73 Actions



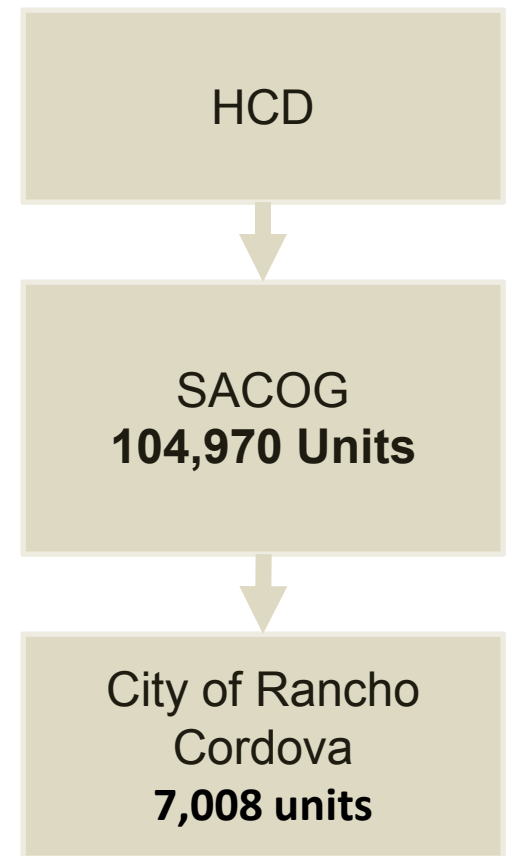
Legal Requirements

- Meet RHNA requirements
 - Land inventory - sufficient sites to meet a range of housing needs
- Consistent with General Plan
- Assist with development of affordable housing
 - Remove barriers and provide incentives
- Comply with Fair Housing Law



Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- SACOG allocates the regional number among its jurisdictions
- Allocation is distributed among 5 standard income categories



Rancho Cordova's 2013- 2021 RHNA

2012 Sacramento County Median Income: \$76,100

Income Category	Income Range (4 person family)	RHNA	Percent of Total
Extremely Low Income (<30% of AMI)	\$0 – \$22,850	770	11%
Very Low Income (30%-50% of AMI)	\$22,851 - \$38,050	770	11%
Low Income (50%-80% of AMI)	\$38,051 – \$60,900	1,079	15%
Moderate Income (80%-120% of AMI)	\$60,901 – \$91,300	1,303	19%
Above Moderate (>120% of AMI)	> \$91,300	3,087	44%
Total		7,008	100%



Accomplishments

- The Crossing at New Rancho (18 very low- and low-income new units, LEED Gold)
- Horizons at New Rancho- (48 very low-, low-income senior units) (ETC Summer 2014)
- Mather Veterans Village (100 units, 60 transitional units, disabled and homeless, universal design) (Design Review in Fall 2013)



Accomplishments

- **70** Emergency Repair Loans
- \$720,000 in grant funding for Owner-Occupied Rehab Program
- 2 acquisition rehabs of multi-family complexes
- Continue to implement Rental Inspection Program
- Ownership vs rental - 2011 ACS Data:
 - California: 56.7% Owner-Occupied 43.3% Renter
 - Sac County: 58.6% Owner-Occupied 41.4% Renter
 - Rancho Cordova: 55.7% Owner-Occupied 44.3% Renter



Public Intake Summary January 10, 2013

- 13 people in attendance
 - Affordable housing advocates
 - Residents
 - Housing developers
 - City staff
- Summary of state laws requirements



Survey Questions

1. Who needs affordable housing? Who has the greatest need?
2. Which income group needs more affordable housing?
3. What types of affordable housing does the City need?

Responses

1. Extremely low-income families, especially single mothers with children and seniors
2. Extremely low-income
3. Emergency shelters, transitional housing, transit-oriented housing



Goals

- Goal H.1: Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the City.
- Goal H.2: Encourage the improvement, rehabilitation, revitalization and reinvestment of the City's existing residential neighborhoods.



Goals

Goal H.3: Revitalize existing dilapidated multi-family properties and areas.

Goal H.4: Provide housing diversity through providing a range of high-quality housing choices for the community.



Goals

Goal H.5: Substantially Increase the rate of homeownership

Goal H.6: Pursue sustainable development and energy efficiency for new residential development and existing housing stock.



Goals

Goal H.7: Pursue public and private resources available to promote diverse housing opportunities and particularly to assist in the creation of workforce housing and special needs housing.



Recommendations

- Combine Goal 2 and Goal 3
- Delete Goal 5
- Consolidate and streamline policies and actions



Affordable Housing Plan

- First Plan is in process
- Details of the plan....
- Recommend the City continues to process Affordable Housing Plan on a project by project basis



Proposed Schedule

Public Workshop

January 2013

City Council Study Session

March 2013

Public Review Draft Available

May 2013

Submit Draft Housing Element to State

June/July 2013

Receive Comments Back from State

July/August 2013

City Council Adoption of Final Housing Element

October 2013



MEMORANDUM

DATE: March 26, 2013

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: Scope of Services for Updating the Folsom Boulevard Specific Plan



RECOMMENDATION

Consider staff's presentation and provide direction for amending the Folsom Boulevard Specific Plan and the Convention Center Overlay District.

RESULT OF RECOMMENDED ACTION

Council input will confirm staff's understanding of Council direction from the February 26th Work Session and will allow staff to proceed with amending the Folsom Boulevard Specific Plan and the Convention Center Overlay District of the City's Zoning Code.

BACKGROUND

Following the February 26, 2013 Work Session, staff considered the input received from the City Council and developed the attached scope of work. Based on Council direction and under the guidance of City staff, Pam Johns of PMC has prepared the following scope of work that is intended to reflect City Council's desires for amending land use regulations that guide development along Folsom Boulevard.

The FBSP update would be conducted primarily by the planning and design team that works under Ms. Johns' direction, with support and participation the City's Departments of Planning, Public Works and Economic Development.

Upcoming efforts to amend the planning tools for the area may include amendments to the General Plan and/or Zoning Code, in addition to amendments to the Folsom Boulevard Specific Plan itself. Staff is seeking additional input and/or confirmation from the City Council that the proposed scope of work reflects the previous direction provided.

ATTACHMENT

Folsom Boulevard Specific Plan Amendment Scope of Work, Schedule, and Budget

City of Rancho Cordova

Folsom Boulevard Specific Plan Amendment

Scope of Work, Schedule, and Budget

I. PROJECT UNDERSTANDING

The Folsom Boulevard Specific Plan (FBSP) was originally adopted in 2006 with overall vision, goals, and policies for Folsom Boulevard in June, followed by land use designations in November. This planning effort overlapped with the City's adoption of its first General Plan and included extensive community input and detailed market analysis. The vision for Folsom Boulevard established at that time was to repurpose, revitalize, and transform the corridor into a more vibrant urban place with "pulse points" of activity centered around existing and planned future light rail stops. Development standards for the corridor were adopted in 2008 as an amendment to the original FBSP.

Since the adoption of the FBSP, there have been many successes and many challenges associated with the plan. Challenges for existing property owners resulted in several amendments to the plan (almost annually since 2008) to establish more flexibility for nonconforming uses, to create new urban reserve designations, to allow for exceptions to development standards, and to establish a new building replacement policy.

In setting priorities for the 2013 year, the City Council directed a more comprehensive approach to amending the Specific Plan to better meet the changing needs of the community. On February 26, staff provided some background on the FBSP and asked the City Council a specific set of questions regarding the plan to better direct our work efforts. Here is a summary of what we heard from the majority of City Council members:

- ✓ We don't believe that the current vision for Folsom Boulevard is feasible.
- ✓ We do want to retain 4 of the 5 existing pulse points (excludes Routier/West La Loma).
- ✓ We believe the plan should allow (but not require) residential development.
- ✓ We should retain design standards for the corridor to ensure high quality projects that reach beyond conventional standards.
- ✓ Commercial use restrictions (particularly for specially regulated uses) should be maintained in the plan.
- ✓ Generally, new development should comply with the plan and existing development should have some use limitations.
- ✓ Agree that grant funding qualifications should be a priority when revising the plan.

As a result, staff has prepared this scope of work, schedule, and budget to amend the FBSP over the next nine months.

City of Rancho Cordova

Folsom Boulevard Specific Plan Amendment

Scope of Work, Schedule, and Budget

II. APPROACH

Our approach to this project involves the six primary tasks outlined below.

1. **Engage Key Stakeholders.** The first order of business is to engage key stakeholders to better understand the issues and concerns with the current plan. This task involves a concentrated series of stakeholder interviews and meetings using fact sheets and targeted questions.
2. **Evaluate the Existing Plan.** With stakeholder input in mind, the next task is to evaluate the FBSP to identify unnecessary information for removal, target antiquated information and ideas for update, consider opportunities to simplify and clarify regulations and processes, and innovate to improve organization and ease of use.
3. **Present Recommended Changes and Vet Key Policies.** Once we've identified recommended changes to the existing plan, we will present those recommendations to the City Council at one or more study sessions and vet key policies prior to documenting any proposed changes. Recommendations may involve changes to the General Plan and/or Zoning Code as well.
4. **Amend the Plan.** With direction from decision-makers, we will prepare amendments to the Folsom Boulevard Specific Plan using track changes and will summarize modifications.
5. **Review and Revise the Plan.** The purpose of this task is to invite review and solicit input on the draft amendments to the FBSP. We will host a community workshop targeting property owners and business owners. We will also facilitate a study session with the City Council to receive input and direction prior to public hearings. Based on the input received, we will prepare revisions to the draft plan for public hearings.
6. **Consider and Adopt the Plan.** This task involves public hearings with the City Council for recommendation and adoption of the revised Folsom Boulevard Specific Plan. This task may involve corresponding changes to the General Plan and/or Zoning Code.

These tasks are described in more detail in the scope of work with a listing of meetings and deliverables.

III. SCOPE OF WORK

The scope of work includes the six primary tasks identified in the project approach, along with a listing of subtasks, meetings, and deliverables.

City of Rancho Cordova
Folsom Boulevard Specific Plan Amendment
Scope of Work, Schedule, and Budget

Task 1: Engage Key Stakeholders. The first order of business is to engage key stakeholders to better understand the issues and concerns with the current plan. This task involves a concentrated series of stakeholder interviews and meetings using fact sheets and targeted questions.	
1.1 Project Website – Prepare materials for project website introducing the project and identifying the process and opportunity to participate. Provide link to property owner survey.	
1.2 Property Owner Survey – Prepare a property owner survey to be mailed by the City to all property owners within the FBSP area providing information about the project and process and soliciting input on a specific set of questions.	
1.3 Host Stakeholder Meetings – Host up to two stakeholder meetings targeting key groups within the FBSP area (e.g., property owners, business owners, neighborhood associations, chamber) to share information about the project and process and to solicit input and feedback about what is working and not working in the current plan.	
1.4 Conduct Stakeholder Interviews – Following stakeholder meetings, conduct 30-minute interviews over a two-day period with key stakeholder groups to better understand specific issues and concerns.	
Meetings: Stakeholder meetings (2) Stakeholder interviews (2 days, 8 hours, 30 minutes each)	Deliverables: Project website materials Property owner survey Project fact sheet Meeting notices, materials, and summaries
Task 2: Evaluate the Existing Plan. With stakeholder input in mind, the next task is to evaluate the FBSP to identify unnecessary information for removal, target antiquated information and ideas for update, consider opportunities to simplify and clarify regulations and processes, and innovate to improve organization and ease of use.	
2.1 City Staff Working Group – Utilize core group of City staff representing departments involved in plan implementation to assist in the evaluation and recommendation for change moving forward.	
2.2 Review Existing Plan – Evaluate the existing plan and identify recommendations for change, including removal or modification to information, and addition of any new information that should be included to address the range of issues and concerns identified since original adoption of the FBSP.	
Meetings: City staff working group (4)	Deliverables: Meeting agendas, materials, and summaries Summary of recommended changes to FBSP
Task 3: Present Recommended Changes and Vet Key Policies. Once we've identified recommended changes to the existing plan, we will present those recommendations to the City Council at one or more study sessions and vet key policies prior to documenting any proposed changes. Recommendations may involve changes to the General Plan and/or Zoning Code as well.	
3.1 Key Policy Papers – Prepare up to four key policy papers on the most significant issues/changes that require policy direction from decision-makers. Policy papers will briefly identify the issue, provide context, and identify a range of potential solutions/options and any recommendations from staff as appropriate. This task may involve traffic impacts and corresponding analysis if warranted.	
3.2 City Council Study Sessions – Facilitate up to two study sessions with the City Council to present the summary of recommended changes to the FBSP and discuss key policies prior to amending the plan.	
Meetings: Council study sessions (2)	Deliverables: Key policy papers (4)

City of Rancho Cordova
Folsom Boulevard Specific Plan Amendment
Scope of Work, Schedule, and Budget

	Meeting materials
Task 4: Amend the Plan. With direction from decision-makers, we will prepare amendments to the Folsom Boulevard Specific Plan using track changes and will summarize modifications.	
4.1 Prepare Admin Draft FBSP – Using track changes, prepare modifications to the FBSP in keeping with recommendations and policy direction from decision-makers.	
4.2 City Staff Working Group – Meet with City staff working group to discuss the administrative draft changes to the FBSP.	
4.3 Prepare Public Draft FBSP – Incorporate revisions as directed into a public draft amendment to the FBSP.	
4.4 Conduct Environmental Review – Given the scope of the project and directed policy changes, prepare necessary environmental analysis pursuant to CEQA. It is assumed that environmental analysis will be limited to an initial study and negative declaration, mitigated negative declaration, or addendum to the GP EIR.	
<u>Meetings:</u> City staff working group (2)	<u>Deliverables:</u> Admin draft FBSP amendment Meeting agendas, materials, and summaries Public draft FBSP amendment Environmental review and documentation
Task 5: Review and Revise the Plan. The purpose of this task is to invite review and solicit input on the draft amendments to the FBSP. We will host a community workshop targeting property owners and business owners. We will also facilitate a study session with the City Council to receive input and direction prior to public hearings. Based on the input received, we will prepare revisions to the draft plan for public hearings.	
5.1 Stakeholder Workshop – Host a stakeholder meeting targeting property owners and business owners within the FBSP area to present the public draft FBSP and solicit feedback.	
5.2 City Council Study Session – Facilitate a study session with the City Council to present the public draft FBSP and solicit input and direction.	
5.3 Revise Public Draft FBSP Amendment – Incorporate revisions as directed into a revised public draft FBSP amendment for public hearing and adoption.	
<u>Meetings:</u> Stakeholder workshop (1) City Council study session (1)	<u>Deliverables:</u> Meeting agendas, materials, and summaries Revised public draft FBSP amendment
Task 6: Consider and Adopt the Plan. This task involves public hearings with the City Council for recommendation and adoption of the revised Folsom Boulevard Specific Plan. This task may involve corresponding changes to the General Plan and/or Zoning Code.	
6.1 City Council Hearings and Adoption – Facilitate up to two hearings/meetings with the City Council to consider and adopt the amendments to the FBSP, along with any corresponding changes to the General Plan and/or Zoning Code.	
6.2 Final FBSP Amendment – Prepare any final revisions to the FBSP to reflect City Council direction and accept track changes.	
<u>Meetings:</u> City Council hearings (up to 2)	<u>Deliverables:</u> Meeting notices and materials Final FBSP amendment

City of Rancho Cordova
Folsom Boulevard Specific Plan Amendment
Scope of Work, Schedule, and Budget

IV. SCHEDULE

The project schedule outlined below assumes a nine-month process, with commencement of the project in April and completion of the project in December 2013.

Task	April	May	June	July	August	September	October	November	December
Engage Key Stakeholders									
Evaluate the Existing Plan									
Present Recommended Changes/Vet Key Policies									
Amend the Plan									
Review and Revise the Plan									
Consider and Adopt the Plan									

City of Rancho Cordova
Folsom Boulevard Specific Plan Amendment
Scope of Work, Schedule, and Budget

V. BUDGET

The table below lists the PMC consultant cost estimate to complete each subtask described in the scope of work. PMC proposes to complete this work effort in nine months for a total cost not to exceed \$96,500. Additional costs for City department participation are estimated to be \$59,000, for a total estimated project cost of \$155,500.

Task Listing	PMC Cost Estimate
Task 1: Engage Key Stakeholders	Task Subtotal \$21,500
1.1 Project Website	\$2,500
1.2 Property Owner Survey	\$3,000
1.3 Host Stakeholder Meetings (2)	\$8,000
1.4 Conduct Stakeholder Interviews (2 days)	\$8,000
Task 2: Evaluate the Existing Plan	Task Subtotal \$14,000
2.1 City Staff Working Group (4)	\$4,000
2.2 Review Existing Plan	\$10,000
Task 3: Present Recommended Changes and Vet Key Policies	Task Subtotal \$12,000
3.1 Key Policy Papers (4)	\$4,000
3.2 City Council Study Sessions (2)	\$8,000
Task 4: Amend the Plan	Task Subtotal \$27,000
4.1 Prepare Admin Draft FBSP	\$20,000
4.2 City Staff Working Group (2)	\$2,000
4.3 Prepare Public Draft FBSP	\$5,000
Task 5: Review and Revise the Plan	Task Subtotal \$12,000
5.1 Stakeholder Workshop (1)	\$4,000
5.2 City Council Study Session (1)	\$4,000
5.3 Revise Public Draft FBSP Amendment	\$4,000
Task 6: Consider and Adopt the Plan	Task Subtotal \$10,000
6.1 City Council Hearings and Adoption (2)	\$8,000
6.2 Final FBSP Amendment	\$2,000
PMC TOTAL	\$96,500
Planning Department (coordination and CEQA review)	\$15,000
Public Works Department (includes up to \$15,000 in traffic analysis)	\$20,000
City Attorney	\$24,000
TOTAL COST (PMC + City Departments)	\$155,500

FOLSOM BOULEVARD SPECIFIC PLAN

Rancho Cordova City Council
Paul Junker, Planning Director
March 26, 2013



Meeting Purpose

- ▣ Confirm direction received at February 26, 2013 Council Work Session
- ▣ Provide overview of Scope of Work, Schedule, and Budget to amend the FBSP
- ▣ Incorporate any further City Council input as provided

February Work Session Results

- Summary of what we heard:
 - ❑ The current vision for Folsom Boulevard is not feasible
 - ❑ Retain 4 of the 5 existing Pulse Points (exclude Routier/West La Loma)
 - ❑ The Plan should allow but not require residential development
 - ❑ Retain design standards for the corridor to ensure high quality projects that reach beyond conventional standards

February Work Session Results

- Summary of what we heard:
 - ❑ Commercial restrictions, particularly for specially regulated uses, should be maintained
 - ❑ Generally, new development should comply with the plan and existing development should have some use limitations
 - ❑ Grant funding qualifications should be a priority when revising the plan

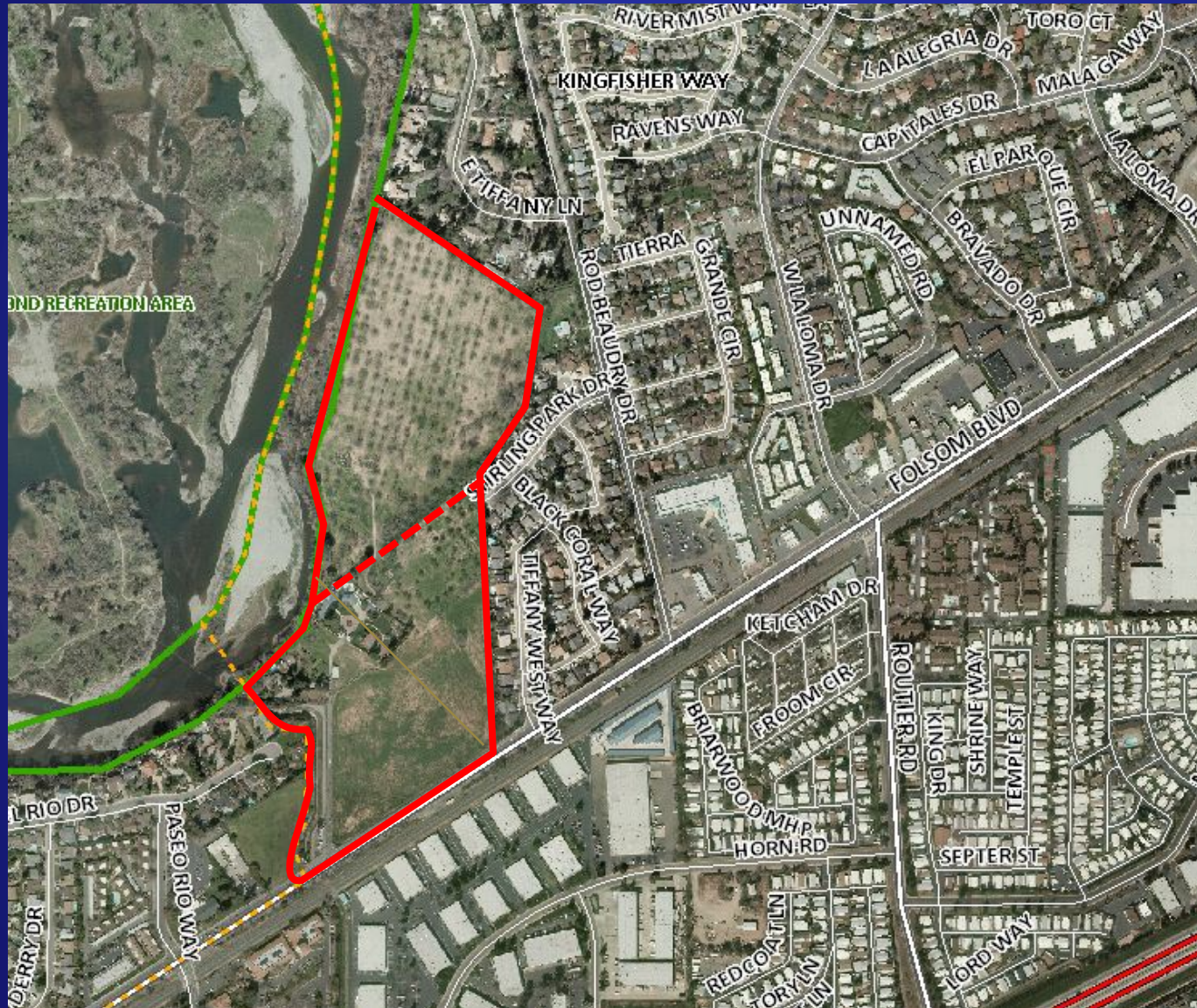
Additional Information

- Received direction to not require, but allow, residential development on the Boulevard
- Further investigation indicates this results in a significant reduction of the City's RHNA inventory of sites
- In the last RHNA cycle, approximately 20% of the City's RHNA was located on Folsom Boulevard
- If this entire capacity is lost, rezoning other property for high density housing may be necessary

Additional Information

- There is substantial residential capacity on three sites that the Council may wish to retain as required residential sites
 - Kassis Property
 - Fong Property
 - Former Joann's Fabrics
- By retaining these three sites for the RHNA inventory, the City will have flexibility in meeting its RHNA obligations
- Provide direction regarding residential development on these sites as desired

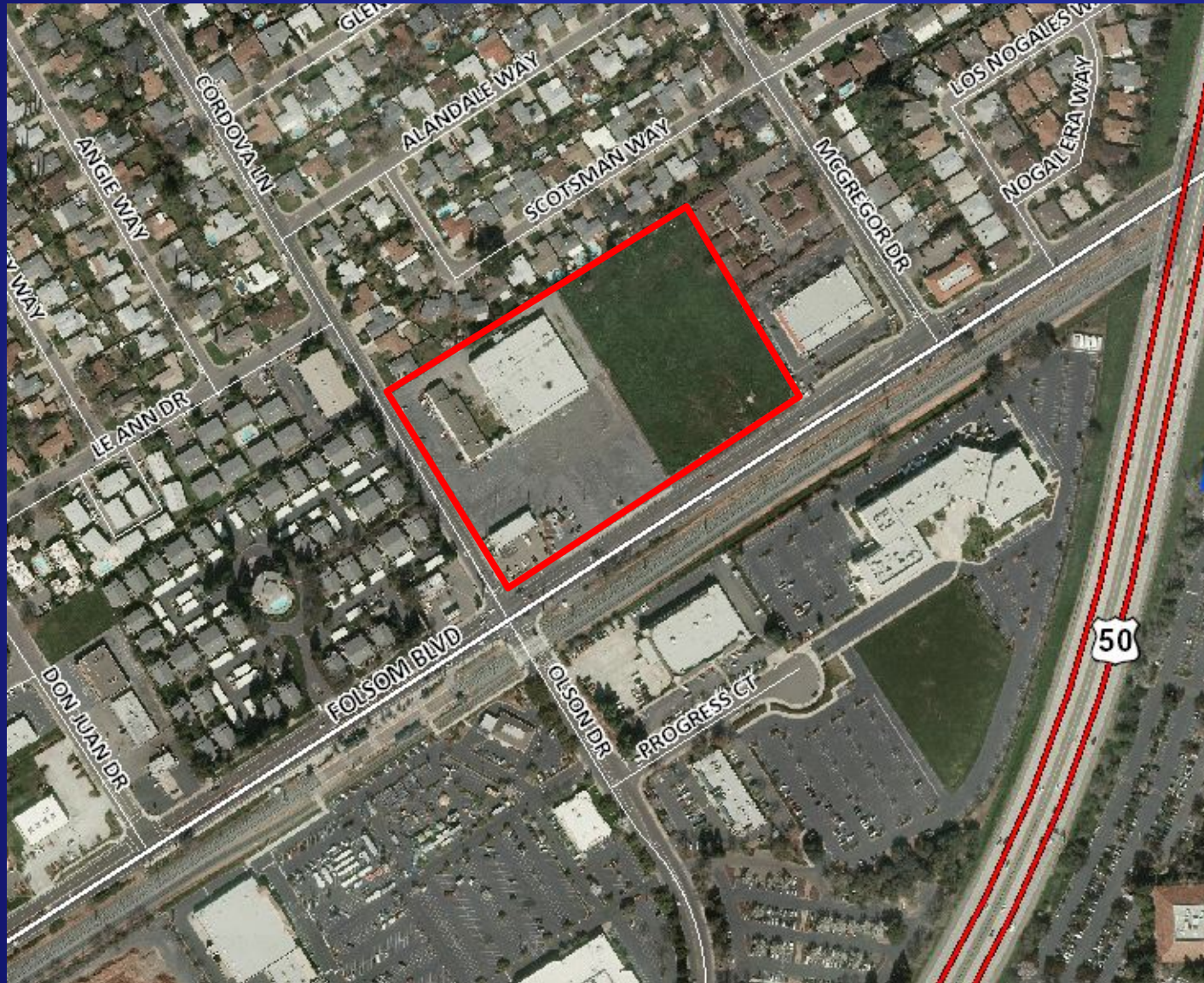
Kassis Property



Fong Property



Former Joann's Fabrics



Major Work Efforts

- The majority of the work efforts will focus on creating new regulations for private development
- Areas of major revisions include:
 - Creating new development standards
 - Defining new land uses designations as needed
 - Applying new land uses along the Boulevard
- Are these areas the proper focus for the amendments?

Scope of Work to Amend FBSP

- Engage key stakeholders
- Evaluate the existing FBSP
- Present recommended changes and vet key policy changes with the City Council
- Amend the Plan accordingly and corresponding changes to the GP and/or Zoning Code as appropriate
- Review and revise the Plan with Stakeholders and City Council
- Consider and adopt the Plan

Scope of Work to Amend FBSP

- Activities will include:
 - ❑ Stakeholder meetings (3)
 - ❑ Stakeholder interviews
 - ❑ Project website
 - ❑ Property Owner survey
 - ❑ Staff working group
 - ❑ City Council Study Sessions (up to 3)
 - ❑ City Council Hearings (up to 2)

Scope of Work to Amend FBSP

- April/May
 - Engage Stakeholders; Evaluate Existing Plan
- June/July
 - Present Recommended Changes; Vet Key Policies
- July/August
 - Amend the Plan
- September/October
 - Review and Revise the Plan
- November/December
 - Consider and Adopt the Plan

Scope of Work to Amend FBSP

- Estimated Budget:
 - Planning \$111,500
 - Public Works \$20,000
 - City Attorney \$24,000

