



## Summary of City Council Direction on the Preferred Land Use Scenario Direction

At the June 10, 2024, City Council meeting, the City Council reviewed the Planning Commission recommendations and General Plan Advisory Committee's (GPAC) input on the draft preferred land use scenario, which includes the Laughlin, Vasco Row, and Midtown focus areas. A summary of the City Council direction on the preferred land use scenario is below.

The GPAC did not recommend a preferred land use scenario for the East of Greenville focus area; instead, the GPAC requested additional analysis for the East of Greenville focus area before providing a recommendation to Planning Commission and City Council.

### What is the Preferred Land Use Scenario?

The preferred land use scenario will establish the foundation for future land use planning. The GPAC identified Focus Areas or places where the current General Plan land use designation might change to lead to new or different land uses in the future. The preferred land use scenario was created by mixing and matching various features of each alternative within each of the Focus Areas. Extensive evaluation of various land use types and community input gathered through a variety of channels informed GPAC deliberations and the development of the draft preferred land use scenario. Ultimately, the preferred land use scenario will become the General Plan Land Use Map within the Focus Areas, which will determine the type and intensity of development that can occur consistent with the community's vision and civic goals. A majority of the current General Plan Land Use Map outside of the Focus Areas will have little or no change from the current General Plan.

### Next Steps

Following the Council direction on the preferred land use scenario, the project team is initiating work on the General Plan policy framework, refining the General Plan land use designations, and updating the General Plan 2045 estimated development potential to reflect Council direction. The preferred land use scenario and policy framework will be folded into the Draft General Plan, which will undergo environmental review to identify any potential environmental impacts as required by the California Environmental Quality Act.

## City Council Preferred Land Use Scenario Recommendation

This section summarizes the City Council's direction on the preferred land Use scenario.

### Vasco Row Focus Area

Direction for the Vasco Row Focus Area included:

- Conduct additional study to possibly develop a neighborhood or specific plan for this focus area. This plan should:
  - Evaluate the feasibility of lower/medium density housing to the extent it supports the goals of the plan. If housing is feasible, the evaluation should identify how many units to plan for.
  - Evaluate the displacement of existing industrial uses.
  - Plan for improved parking, lighting, walking, connectivity, etc.
  - Explore mechanisms to facilitate the vision for the area to enhance and expand small businesses.
- Increase the amount of land designated for Mixed Industrial Commercial to support makers village type uses, such as breweries, distilleries, wine making, and other uses.
- Limit Wine Country Commercial to the east side of Vasco Road.

### Laughlin Road Focus Area

Direction for the Laughlin Road Focus Area included:

- Change Residential Medium-High Density to Residential Medium Density.
- Allow general commercial uses in the General Industrial designation.
- Blend/interface between medium density to the existing neighborhoods

### Midtown Focus Area

Direction for the Midtown Focus Area included:

- Identify Midtown as a future specific plan area.
- Development of the specific plan should consider:
  - Circulation improvements outside of Midtown.
  - Improving connectivity across the focus area
    - Las Positas Road
    - North of I-580
    - Springtown area should be able to access the transit center
    - Connections to Ironhorse trail
  - Adding a north/south mixed-use corridor.
  - Increase the Residential Medium-High minimum density
  - Plan for amenities that will support the future job center
  - Station planning, including planning for commuter parking.

- evaluation of use
- Specific plan should consider a back-up land use plan if Valley Link doesn't happen.
- Limit the land use designation changes to the Midtown Core Area but consider circulation issues for the larger Midtown Focus Area boundary, roughly North Mines Road to South Vasco Road from west to east and I-580 to Las Positas or Patterson Pass Road from north to south. The Council directed Staff to determine the actual boundary.

## Las Positas Court Focus Area

Direction for the Las Positas Court Focus Area included:

- No change to existing land use designations; eliminate Las Positas Court as a Focus Area.

## East of Greenville Focus Area

Direction for the East of Greenville Focus Area included:

- Identify East of Greenville as a future study area in the General Plan.
- At this time, do not identify land use designations in this area or propose expanding the Urban Growth Boundary.
- Include policies in the General Plan that specify triggers that would initiate when future land uses for this area would be studied. Triggering events or parameters could include:
  - Need to accommodate additional economic development.
  - Opportunity to provide substantial benefit to the community.
  - Current land uses.
  - Opportunity to improve quality of life.

## Other Direction

In addition, to accepting the Planning Commission recommendation on the preferred land use scenario by Focus Area, the Council also directed Staff to undertake the following:

- Develop a new designation for townhomes with a density range of approximately 24 to 35 dwelling units per acre.
- Investigate development and absorption trends over the last 20 years, including business types and current operations.
- Identify the number of acres currently undeveloped and viable for industrial and commercial uses.
- Assess fiscal impacts and infrastructure improvements associated with commercial and industrial development over the last 20 years.
- Evaluate projected industrial sector and economic development trends over the next 20 years.