



## MEMORANDUM

**DATE:** May 3, 2013  
**TO:** Planning Commission  
**FROM:** Mike Moore, Planning and Building Director  
**SUBJECT:** ITEM #4 - General Plan Hearing Schedule

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At its meeting of March 25, the Planning Commission established a schedule for public hearings on the Draft General Plan and 2009-2014 Housing Element. The Commission agreed that the General Plan hearings should be special meetings to allow the review of current planning applications to continue on the Commission's twice-monthly regular meetings and that the General Plan hearing dates should be scheduled close together so the Commission could move quickly through the hearings. The Commission selected five dates: May 30, June 5, June 6, June 12 and June 13, but also acknowledged that all five dates may not be necessary to complete the hearings and make a recommendation to the City Council.

Since establishing the hearing schedule, there has been a change in the timetable for starting public hearings due to the decision to prepare an Environmental Impact Report for the General Plan. The previous timetable had anticipated satisfying the requirements of the California Environmental Quality Act (CEQA) with an Initial Study and Mitigated Negative Declaration, which requires a much shorter preparation time and public review process. This rationale was based on the determination that the General Plan and Housing Element do not recommend any substantial changes in existing development patterns, development intensity or service delivery that would generate significant environmental impacts. However, due to the unpredictability of the public hearing process and the concern that evidence of a significant environmental issue could be raised at a hearing that would then require the General Plan adoption process to stop while an EIR was prepared, we decided to complete an EIR before the public hearing process got underway.

Because of the schedule to prepare the General Plan/Housing Element EIR, the dates that the Planning Commission previously set for public hearings on the General Plan will have to be reset until later in the summer. That will allow the Commission to hold at least one public hearing on the Draft General Plan EIR during the CEQA-mandated 45-day public comment period and before the Planning Commission makes a final recommendation to the City Council on the General Plan, Housing Element and EIR. The General Plan DEIR is scheduled to be released for public review and comment on Monday, July 8 and the 45-day public comment period would end on Monday, August 26. As such, I would recommend the following hearing schedule:

**PROPOSED PLANNING COMMISSION  
GENERAL PLAN/GENERAL PLAN EIR HEARING SCHEDULE**

Monday, July 8	General Plan Draft Environmental Impact Report (DEIR) Released; Start of 45-day DEIR public comment period
Monday, July 22	Planning Commission General Plan/Housing Element/DEIR Public Hearing
Monday, July 29 (Fifth Monday)	Planning Commission/General Plan/Housing Element/DEIR Public Hearing
Tuesday, July 30 (if necessary)	Planning Commission/General Plan/Housing Element/DEIR Public Hearing
Monday, August 26	DEIR public comment period ends; Planning Commission public hearing: Recommendation to City Council on General Plan/Housing Element and DEIR