

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING January 25, 2007

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ITEM V-B: UNIT AND ACRE ALLOCATION STUDY (PRESENTATION)

The purpose of this agenda item is to brief the Commission on a dwelling unit and acre allocation study that has been a focus of the Planning Technician staff over the past six months. We would like to take this time to highlight one of the more significant aspects of the project and to give the Commission the opportunity to ask questions. As a result of this project, staff will bring the complete set of changes forward with a General Plan Amendment (GPA) and Specific Plan Amendment (SPA) at the February 22, 2007 Planning Commission meeting.

BACKGROUND

The Planning and Redevelopment Department tracks development changes within the City on a monthly basis. This began in the 1980's and included tracking of units, acres, and development activity. As the City continued to grow, this effort has become increasingly more complex and now uses a very sophisticated system of tools to manage this data. Tracking changes in the City is an ongoing effort and sometimes a challenge. In recent years, it has become evident that some errors exist in older numbers, and changes are occurring quickly in newer areas. As a result, the Planning and Redevelopment Department began a citywide study to confirm and update the numbers of units and acres for each area.

Staff has been working towards establishing a new unit and acre allocation baseline citywide. This comprises twelve planning areas in all; ten Specific Plans and two planning areas, Infill and North Industrial. The unit and acre allocation data reported in the General Plan, individual Specific Plans, and the department's Development Activity reports have become inconsistent and in certain instances inaccurate. There are several reasons for these discrepancies; however, the primary reason is due to the prior lack of a reliable and comprehensive method in which to track the high volume of amendments and other land use changes over the years. Allocation changes have typically been tracked with the use of General Plan and Specific Plan Amendments; however, not all allocation changes occur by means of an adopted resolution. Several plan areas have included provisions allowing for minor unit and acre adjustments that are approved administratively by means of an Administrative Permit (AP) or Conditional Use Permit (CUP). In addition, minor unit and acre adjustments often are the result of a Tentative Subdivision Map (SUBD) approval. These approaches are usually used to transfer units within a plan area to accommodate changes in mapping of residential subdivisions. With improved tools and a refined process, once these changes are accepted and new baselines are established, staff will be able to track these changes in a more timely and accurate manner and maintain up to date allocation numbers.

DISCUSSION

Several affected General Plan table edits will be presented to the Planning Commission with this update; however, reconciling the allocated units and acres for each plan area proved to be the single most significant and difficult aspect of this project. The attached allocation summary tables (Attachments 1, 2, and 3) provide a breakdown of this work and will be the focus of this workshop. Each plan area represented in the table is broken down by landuse type and by 'OLD', 'NEW', and 'CHANGE' columns for both units and acres.

Summary by Land Use

The source data reported in the "OLD" column on the 'Allocation Summary by Land Use' table (Attachment 1) is from the existing General Plan land use element, dated February 4, 2004. The data reported in the "NEW" column is the result of the unit and acre allocation study, and the differences are represented in the "CHANGE" column.

Summary by Planning Area

For the 'Allocation Summary by Planning Area' and 'Citywide Unit and Acre Summary' tables (Attachments 2 and 3), the source data reported in the "OLD" column is from the First Quarter 2006, Quarterly Development Activity Report (QDAR). Likewise, the data reported in the "NEW" column is the result of the unit and acre allocation study where the differences are represented in the "CHANGE" column for your information. Differences can be seen within each planning area and in the total columns on the right-hand side of the table. Below is a brief summary inventory of these discrepancies:

- 1. Quarterly Development Activity Report (QDAR) data is out of date
- 2. GIS verification study revealed more accurate house/unit counts
- 3. GIS verification study revealed more accurate large lot parcel acreages
- 4. Infill numbers previously not reported in QDAR
- 5. Infill numbers broken out into more detailed land use categories
- 6. Riverside Gateway numbers previously not reported in QDAR
- 7. Calculation errors or typos being perpetuated over time
- 8. Table, text, and mapping errors

Additional footnotes are provided on Attachment 3 that describe several reasons for the more significant discrepancies.

As previously stated, the data reported in the "NEW" column is a result of the unit and acre allocation reconciliation effort. Staff conducted extensive document research into adopted Resolutions and GPA, SPA, and SUBD project files in order to recreate the allocation history. In addition, staff utilized the City's Geographic Information System (GIS) to obtain accurate dwelling unit counts for recorded subdivisions and for built-out plan areas. GIS was also used to update acreages for the large lot parcels, based on Assessor Parcel data recorded with the county. The allocation data for Infill and North Industrial plan areas were broken out into detailed land use categories to more accurately track future allocation changes.

To ensure the timeliness and accuracy of tracking future allocation changes, staff has developed a series of sophisticated database tables and reports to automate the update process. This will effectively eliminate the inconsistencies in reported data. Staff has also started recommending adoption of net changes as it relates to table and text figures instead of approving new totals in an effort to alleviate the chance of perpetuating incorrect numbers due to calculation errors or typos.

CONCLUSION

As a result of these efforts, along with technological advances and some minor procedural changes, we will now be able to maintain these changes utilizing more accurate and timely methods. As previously mentioned, staff will plan to bring this item before the Planning Commission at the February 22, 2007 meeting.

ATTACHMENTS

- 1. Allocation Summary by Land Use
- 2. Citywide Unit and Acre Summary
- 3. Allocation Summary by Planning Area