

Staff Report

February 2, 2005

TO: City Council

FROM: Covell Village Development Agreement Subcommittee members Asmundson and Saylor
Bill Emlen, Community Development Director

SUBJECT: Update on Covell Village Schedule

Recommendation:

That the City Council concur with the revised schedule (attached) that will effectuate completion of the Covell Village development review process by early summer and, if the application for General Plan Amendment and baseline project features is approved by the City Council within the timeline, would allow the project to be placed on the November ballot for a Measure J election.

Background and Analysis

In Summer of 2004, the City Council endorsed a schedule for processing the Covell Village applications that would potentially allow necessary actions for placement on the June or November ballot. The Council directed staff to work toward a target of a June 2005 election. Under this schedule, final action on the components of the applications necessary for Measure J would have to occur by March 1. The Council made it clear at schedule establishment that it was a goal that might have to be altered as necessary depending on the variables that can affect the development review process.

Subsequent to schedule establishment, great progress has been made in the processing of the application. We have been successful in adhering to the schedule while also expanding public outreach in Commission meetings and Council meetings. There have been 23 meetings of City Commissions and 5 meetings of the City Council where various aspects of the Covell Village project have been discussed. The Draft EIR has been circulated and we have received a broad range of comments. We are now in a good position to embark on the next phase of the process. That said, as we assess where we are at and what we need to accomplish under the current schedule, staff and the Council subcommittee charged with negotiating the Development Agreement have concluded that the schedule needs to be extended. This conclusion is based on several factors. They include:

1. The Council made it clear at the time the schedule was established that the project must be at an appropriate point in its evolution for a final vote of the Council to take place. As noted above, significant progress to that end has been made. Nonetheless, there are important areas still to be addressed, including details on the development agreement and the plan itself.
2. The Council will benefit from additional time to further consider the input that has been received through the extensive public outreach and deliberation process. It would also allow staff and the applicant to consider options. In the end, the overarching objective is to evolve the best possible project for the City.
3. There are currently parallel processes on going in regards to growth management and middle income housing. The revised Covell Village schedule will benefit and be better informed by continued progress on those issues.
4. This project warrants participation of a full City Council considering the myriad of issues that need to be assessed. Recently the FPPC opined that Council member Souza must continue to recuse himself from participation in Covell Village discussions until March 26. It seems to be prudent and in the public interest for all Council members to participate in the final phase of the process.

Staff and the subcommittee emphasize that extending the time schedule does not mean that we slow the planning and deliberation activities now underway. Only the formal public hearings that were slated from mid February to March will be rescheduled. All other outreach and planning activities will continue unabated.

**Revised Tentative
Covell Village Process Schedule
February 3, 2005**

| Task | Earliest Possible Date | Latest Possible Date |
|---|--------------------------------|-----------------------------|
| Continued City Council discussion on affordable housing and circulation issues | February 15 | February 15 |
| Admin Draft Final EIR to Staff | March 25 | April 18 |
| Final EIR Released | April 15 | May 23 |
| Planning Commission Public Hearing | April 13 | June 8 |
| Second Planning Commission Meeting | April 20 & 27th (if needed) | June 15 |
| City Council Public Hearing | May 14 (Saturday) | June 18 (Saturday) |
| Second City Council Discussion | May 24 | June 21 |
| Third City Council Discussion (if needed) Final action on General Plan Amendment and Measure J baseline | June 7 | July 12 |
| Last date to get materials to County for November election | July 20 | July 20 |