Notes from City Council Kick-Off Meeting for General Plan Update February 5, 2013

Miscellaneous Council Comments

Understand tax base

Explore downtown, agricultural base, and sense of community

Need a flexible plan

Look at ULL land uses

What are community's assets?

Need flexible land uses

Fix flood constraints

Update zoning

Review the East Street Corridor plan

Integrate the CAP

Try to streamline future CEQA requirements; avoid EIR for everything

Public Comments

Important partnerships with Conaway include new source of water, flood control, and relocation of railroad tracks

General Plans are very difficult and complicated

Set up GP to ensure flexibility in zoning

Consider best practices

Flexibility in General Plan and specific plans is important

Create an employment base

California has many restrictions

Let City be nimble when market changes or technology changes

Remove impediments to allow development to occur where appropriate

Specific Council Comments

Plan needs to be visionary and insightful

Adjust existing plan where not working

Look at all land in ULL

Enhance tax base

Be strategic and surgical

Enhance the downtown

Enhance quality of life

Remove obstacles to growth including the railroad tracks and flood risk

Need residents to be involved

Emphasize smart growth and infill

Don't create new problems for City

Maintain quality and distinctness

Protect and enhance downtown

Lift up the community

Integrate budget planning with general planning

Look at ULL land

Encourage private/public partnerships

Encourage collaboration across industries

Foster volunteerism

Address infrastructure including finding a flood solution, getting new source for surface water, and satisfying new storm drainage regulations
Protect infrastructure, public safety, and basic services
Promote fiscal responsibility and self-reliance
The plan should be community friendly and encourage business
Support a strong downtown and the efforts of the task force

We are in unique position to undertake this update Economic recession brings outs opportunities and vision Focus on economic development Flood control

New General Plan makes City more competitive in region Draw in development Increase tax base Bring jobs and new industries Make it easy for new development to come in

Need good paying jobs – no more warehousing Need agricultural engineering