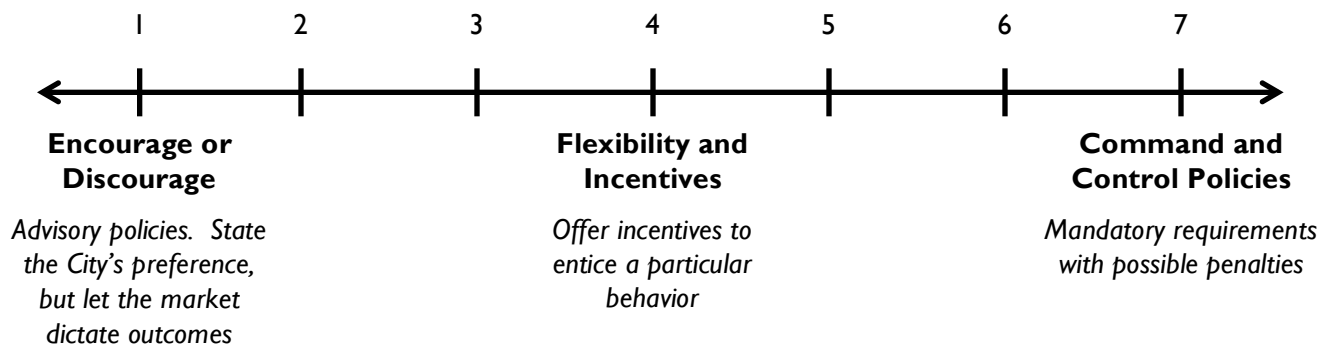


General Plan Update 2035



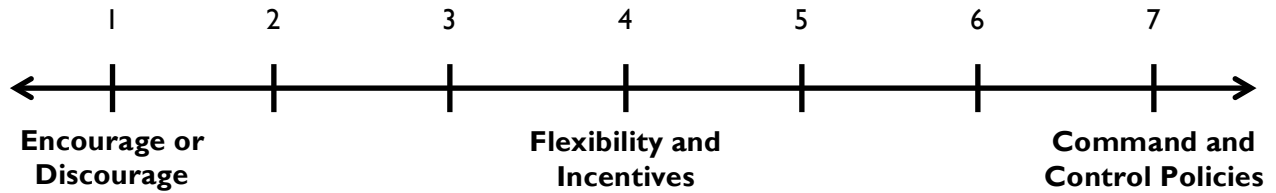
Policy Spectrum

There are a number of policy questions that the Preferred Plan must address. The City would like input from GPSC members regarding where they fall on the “policy spectrum” for each one of these topics. The spectrum ranges from advisory to mandatory with policies that express desired behavior on one end, incentives for specified behavior in the middle, and mandatory requirements including potential penalties for not behaving in a certain way on the other end:



Directions: As each of the policy topics on the following pages are discussed, rate where you fall on the spectrum. Then explain your reasoning and actions you recommend that the City take.

INFILL DEVELOPMENT



Example:

- State that infill is a priority, but allow growth to be market-driven

Examples:

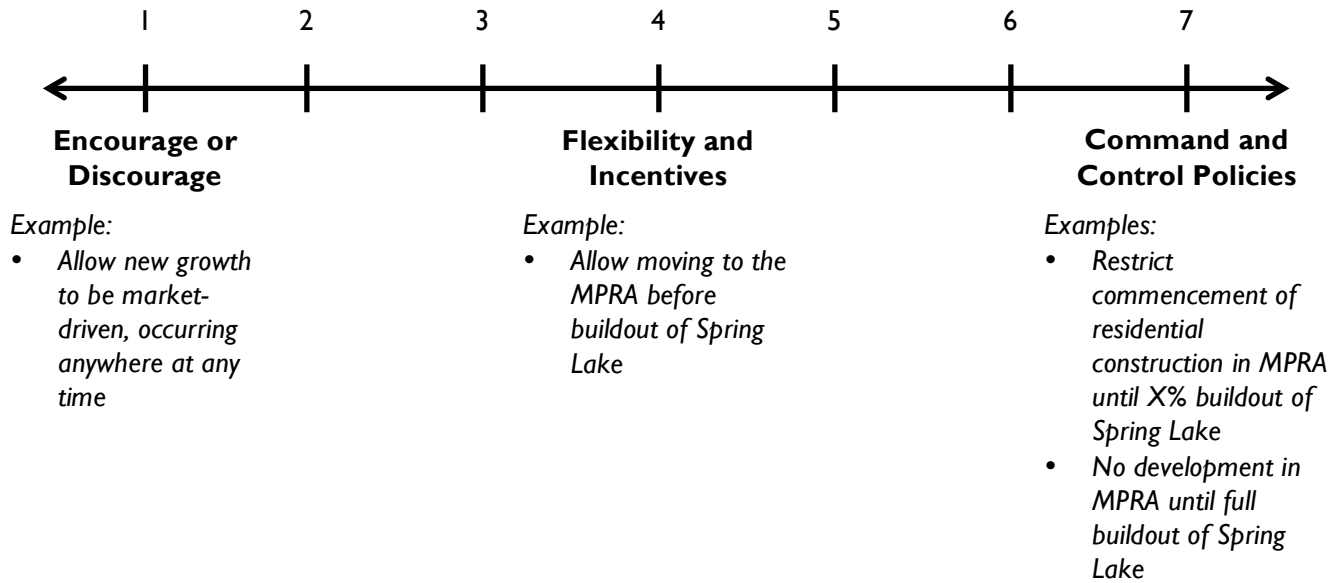
- Reduce fees for infill development
- FAR bonus for infill development
- Reduce affordability requirements for infill development

Examples:

- Impose fees or assessments on greenfield development to support infill
- No peripheral growth allowed until 500 new units Downtown

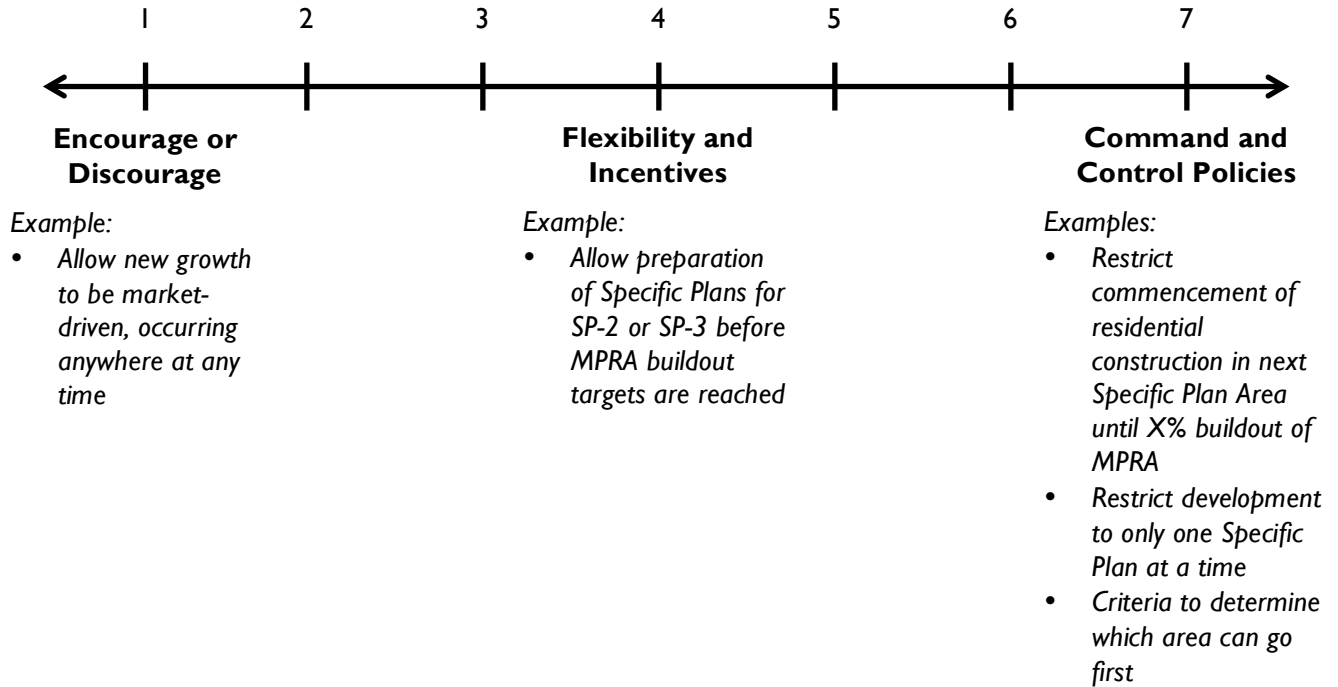
Provide two ideas /actions/ policies that you think should be used. Explain your reasoning.

TRIGGERS AND TIMING - SPRING LAKE SPECIFIC PLAN TO SP-I/MPRA



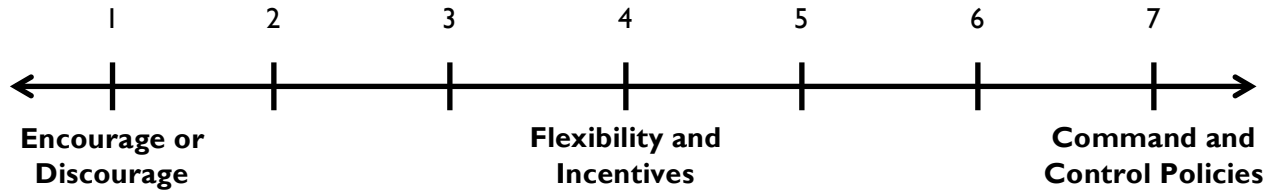
Provide two ideas /actions/ policies that you think should be used. Explain your reasoning.

TRIGGERS AND TIMING - SP-1/MPRA TO NEXT SPECIFIC PLAN AREA



Provide two ideas /actions/ policies that you think should be used. Explain your reasoning.

GATEWAY DEVELOPMENT



Example:

- Allow a broad mix of uses in the gateway areas to encourage a mix of development

Examples:

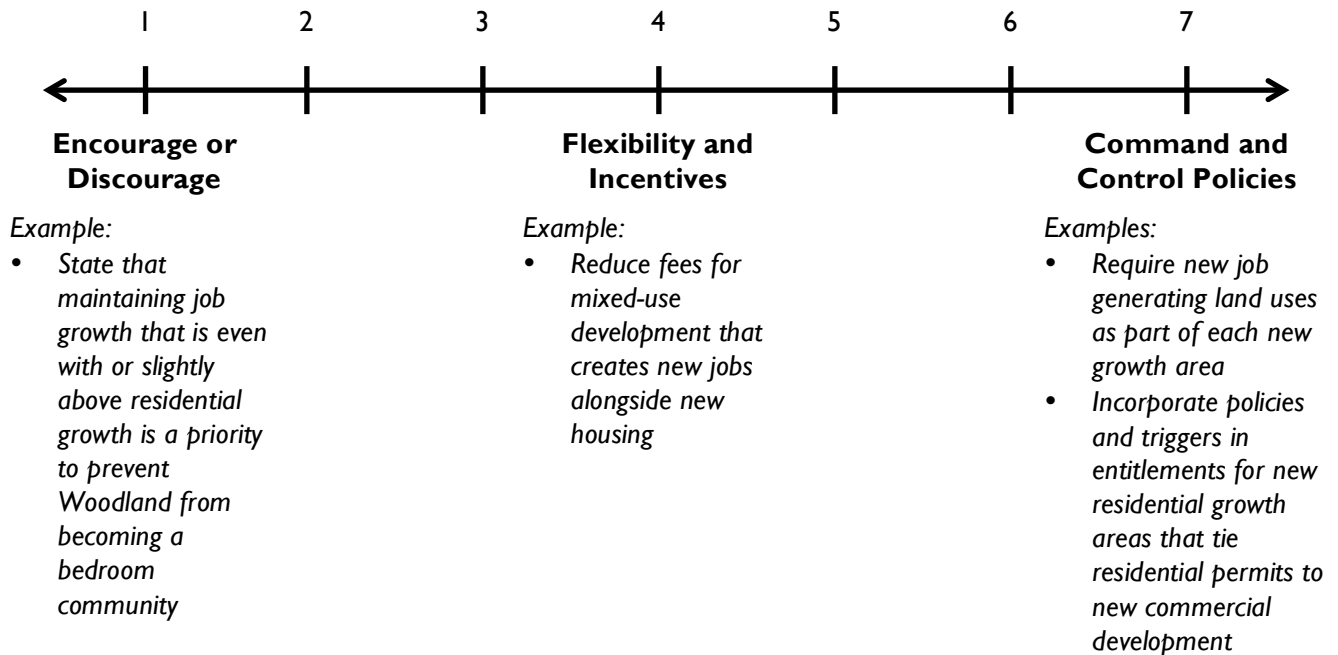
- Allow development to occur in either gateway regardless of whether a Specific Plan for the underlying area has been prepared
- Pre-entitle commercial or business park development through the GP, EIR, Zoning Ordinance, tax sharing, etc.
- FAR bonus for business park development

Example:

- Require residential development to pay for a larger share of infrastructure (precluded under state law unless reimbursement is allowed, but could require through a DA)

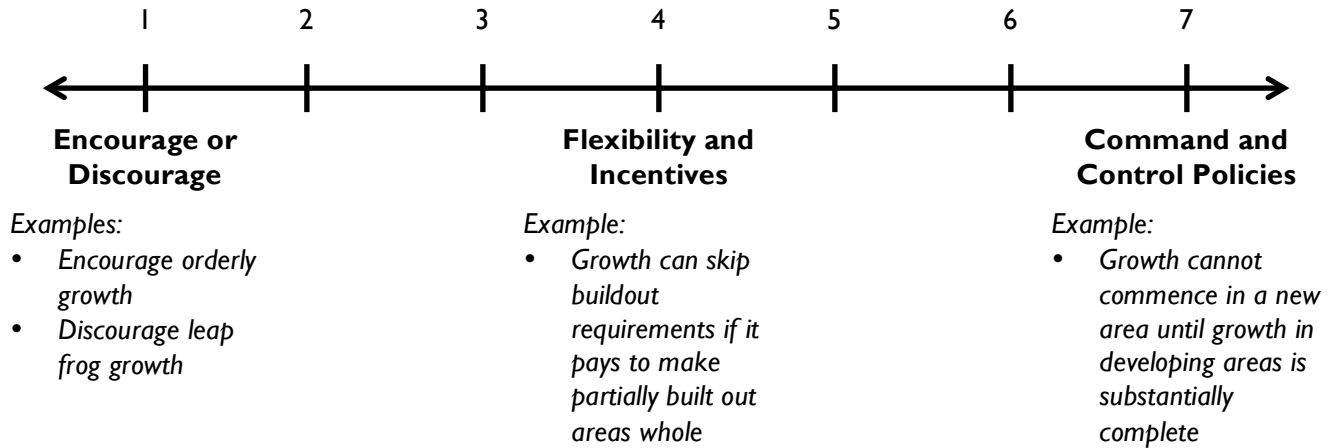
Provide two ideas /actions/ policies that you think should be used. Explain your reasoning.

CONNECTION OF RESIDENTIAL GROWTH TO JOB GROWTH



Provide two ideas /actions/ policies that you think should be used. Explain your reasoning.

BALANCE OF FLEXIBILITY AND ORDERLY GROWTH



Provide two ideas /actions/ policies that you think should be used. Explain your reasoning.