

EXISTING GENERAL PLAN



Public / Quasi Public Land Designation

PROPOSED GENERAL PLAN DESIGNATION



Central Business District Land Designation



Report to the City Council
Council Meeting of November 24, 2015

Agenda Section: New Business

Subject: Request for formal direction to include designation of a portion of 1480 Main Street (City Hall) and the Adams Street Property (APN 009-150-006) as Central Business, into the General Plan Update and Environmental Impact Report analysis.

CEQA Status: Not a CEQA Project; Any formal land use changes to the 1480 Main Street and the Adams Street property will undergo a complete environmental review under CEQA.

Prepared By: Noah Housh, Planning and Community Improvement Director

Approved By: Jennifer Phillips, City Manager

BACKGROUND

On October 17, 2015, the City Council reviewed conceptual Request for Proposals (RFPs) requesting development proposals for City owned parcels at 1480 Main Street and the Adams Street Property (APN 009-150-006).

As a component of that review, staff provided the City Council with appraisals of each of the properties which were conducted in October 2015. These appraisals identified the current value of the City Hall property (excluding the Fire Station) is as approximately \$4.7 Million if the property were to be designated as Central Business (CB) by the General Plan. The current value of the Adams Street property was identified as \$8.9 Million, however (according to the appraisal) this value would increase to approximately \$12.2 million if the entire property were included within the Urban Limit Line and designated Central Business (or a similar designation) by the General Plan.

DISCUSSION

As a part of the Council review of the conceptual RFP documents, the value differential between the current land use designations of the property and those assumed by the appraisal was identified by staff. During this review, Council gave general direction for implementing the land use changes assumed by the appraisal, with the goal of

minimizing limitations on potential development proposals as well as maximizing the value of the property.

In response to this direction, staff has prepared graphics to identify how the proposed land use changes would be incorporated into the on-going General Plan update. These changes include designating both the 1480 Main Street property (City Hall) and the Adams Street Parcel as Central Business (CB). These graphics are attached to this report (Attachment A and Attachment B). The appraisal of the properties has also been attached to the report to full inform the Council decision making process.

FISCAL IMPACT

The General Plan update is nearly complete and making these minor modifications to the land use designations will add some cost to the update process. The Draft General Plan itself will need to be updated to incorporate the change to the Adams Street and Main Street properties. Further, the analysis of the impacts of these land use changes will need to be incorporated into the Environmental Impact Report (EIR).

While these are direct fiscal impacts of the proposed land use changes, staff does not see these minor revisions as significantly impacting the total costs of the General Plan update or EIR.

RECOMMENDED ACTION

It is recommended by the Planning and Community Improvement Department that the City Council confirm the direction to designate a portion of 1480 Main Street and the Adams Street Parcel (APN 009-150-006) as Central Business as a component of the General Plan update process.

ATTACHMENTS

- A) 1480 Main Street Central Business General Plan Revision-Draft
- B) Adams Street Central Business General Plan Revision-Draft
- C) Appraisals of 1480 Main Street and Adams Street Parcel