

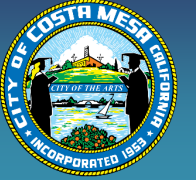


Planning Commission Meeting Preferred Land Use Plan



August 25, 2025

Meeting Agenda



- Recap of May and June Study Sessions
- Golf Course Redesign Update
- Specific Plan Refinements Since Last Study Session
- Recap of Staff Recommendation
- Questions, Discussion, and Recommendation
- Next Steps



Recap of PC Comments from Prior Study Sessions

- **Residential Development Range**

- Range of input (2,300 – 4,000 units)
- Support for fewer units to achieve more open space; also, more open space and higher density
- Acknowledged challenge of affordable housing requirement

- **Development Pattern**

- Most prefer commercial in a mixed-use configuration
- Site is isolated – needs to be part of the community – Harbor Frontage idea supported by the majority

- **Circulation Network**

- Ensure that transit options are prioritized
- Continue refining cross-sections with staff
- Concern about Secondary Access Road and impacts to the golf course –

- **Open Space and Community Amenities**

- Most want more open space (open to higher densities to achieve it)
- Mixed input on types of park improvements (utility fields, designated sports fields, pool, other types of uses for the westside)
- Require more paseos
- Provide trails to access Fairview Park if feasible

- **Other Input Received**

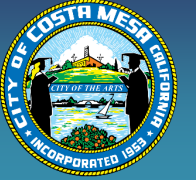
- Potential need for an on-site school
- Plan for safe routes to schools
- Require new fencing around the FDC
- Require the master developer to compensate for the value of the land associated with the Secondary Access Road

Secondary Access Road and the Golf Course

- City Manager's Office hired Origins Golf Design (local OC firm)
- Have been coordinating on road alignment
- Multiple options prepared and analyzed
- Impacts 6 holes on the Mesa Linda course
- Next Steps: Continue working with consultant and golf course operator



Likely Development Range & Planning Responsibility



- City's responsibility to create a specific plan for the FDC site that ensures future development provides all required infrastructure, public services, open space, public safety services, and appropriate development impact fees to support the level of development
- Reasonable to assume the master developer will pursue a financially feasible development scenario
- Likelihood for Density Bonus

Reasonably Expected Dwelling Units	Total Population
2,300 – 3,800	5,744 – 9,704
Persons Per Household: 2.64	

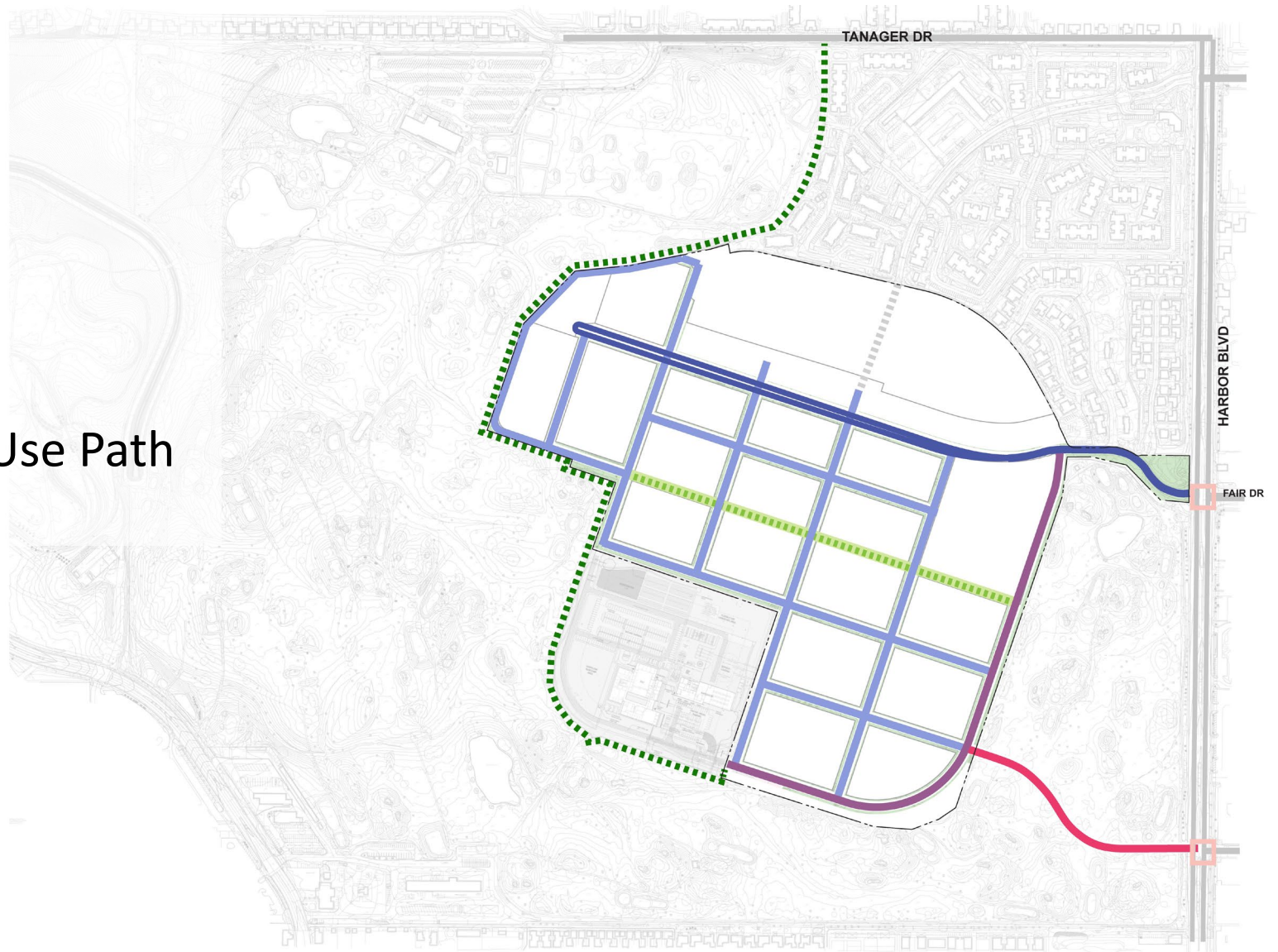
Specific Plan – Incorporating Feedback

- Allow community amenity uses (library, school, etc.)
- Include a process for secondary access acquisition (City-owned land)
- For secondary access require golf course reconfiguration and improvements with phasing
- Require State/General Plan designated amount of Open Space - use open space requirements as a lever to achieve additional affordability or publicly-available amenities
- Accommodate active sports fields that are open to the public, with the uses to be determined by the City's Park Master Plan
- Include review processes, application type, and decision body for future development projects and Specific Plan Amendments
- Identify construction phasing for "backbone":
 - Trails and Streets
 - Infrastructure (water, sewer, and stormdrain)
 - Public Services

Draft Circulation Framework


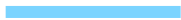


Legend

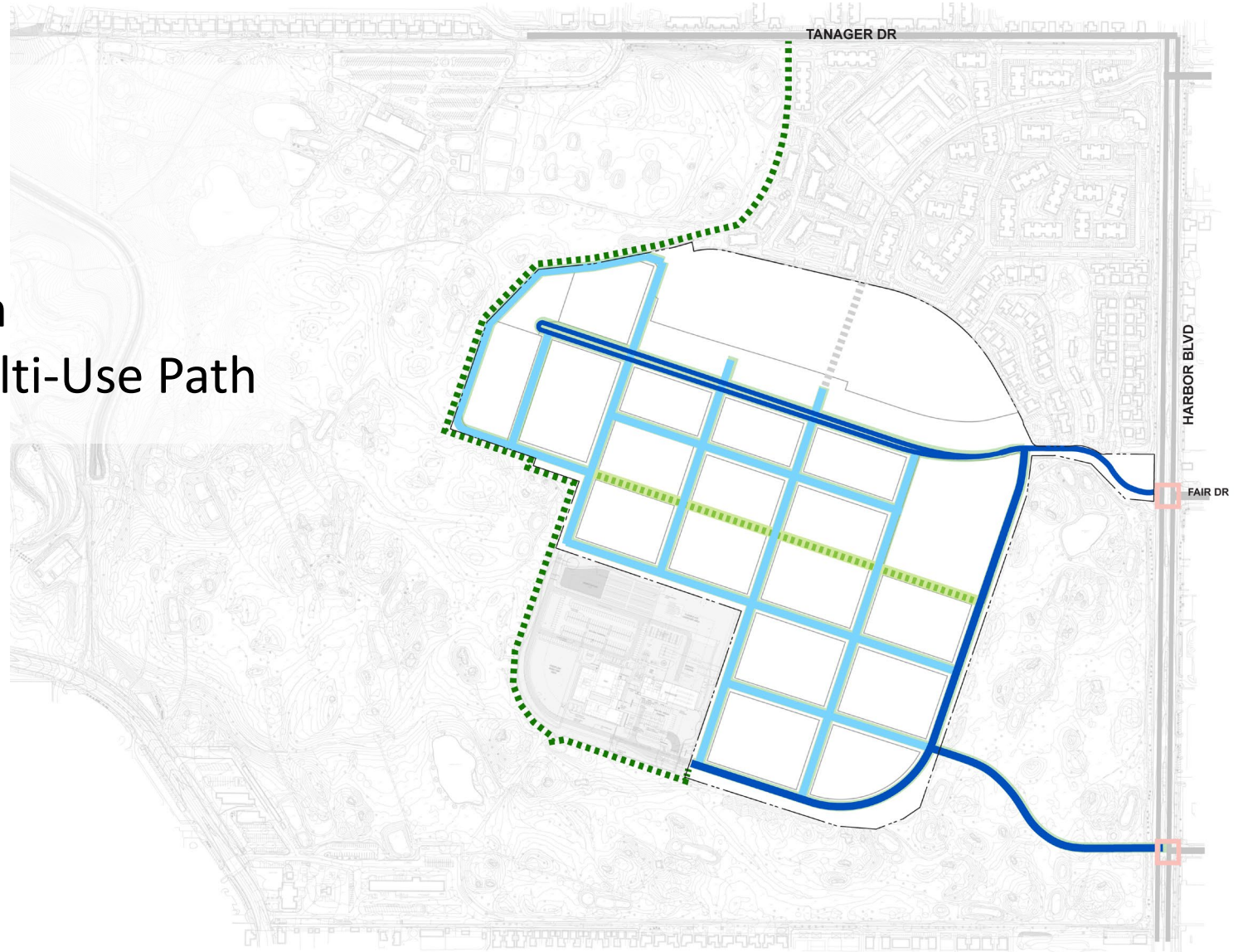
- Promenade
- Shelley Circle
- Secondary Access
- Local Road
- Paseo/ Multi-Use Path
- Shelley Circle Trail Multi-Use Path



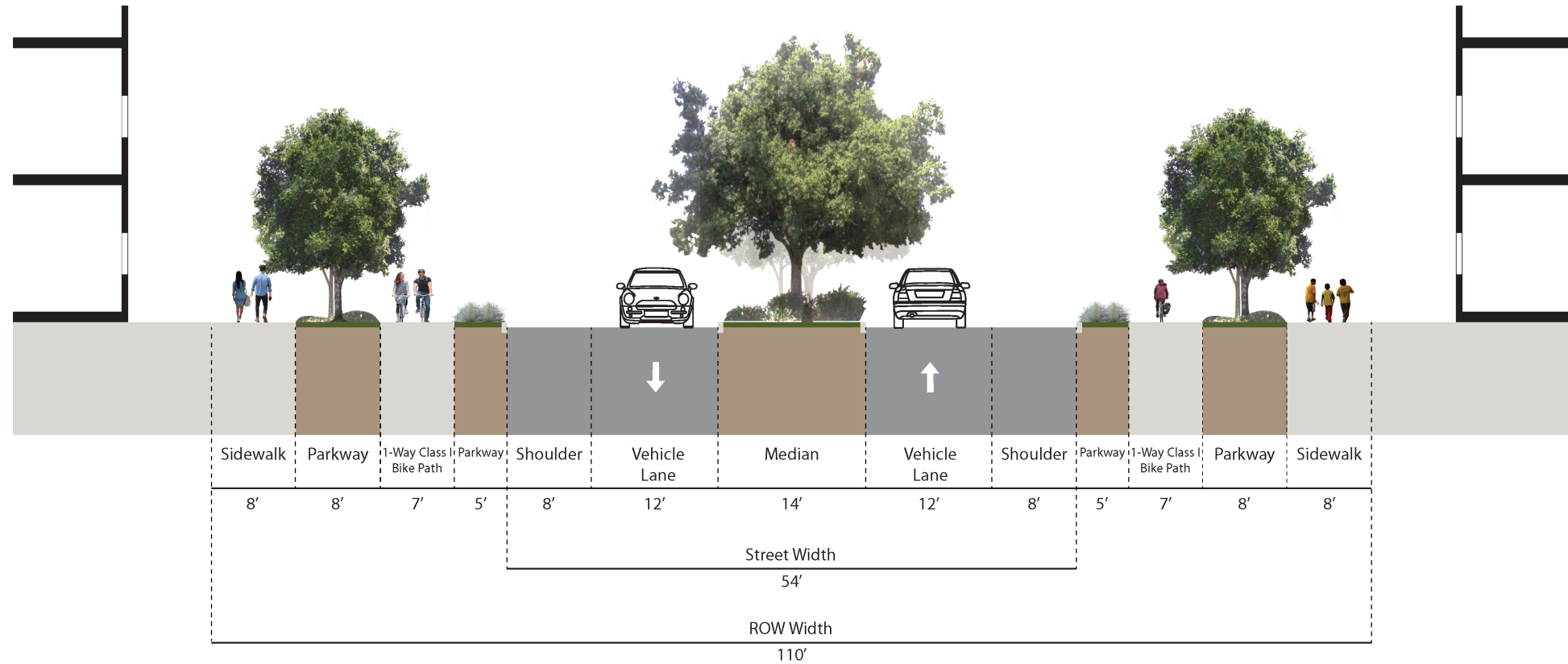
Draft Bicycle Framework

Legend

-  Class I
-  Class III Local Road
-  Paseo/ Multi-Use Path
-  Shelley Circle Trail Multi-Use Path

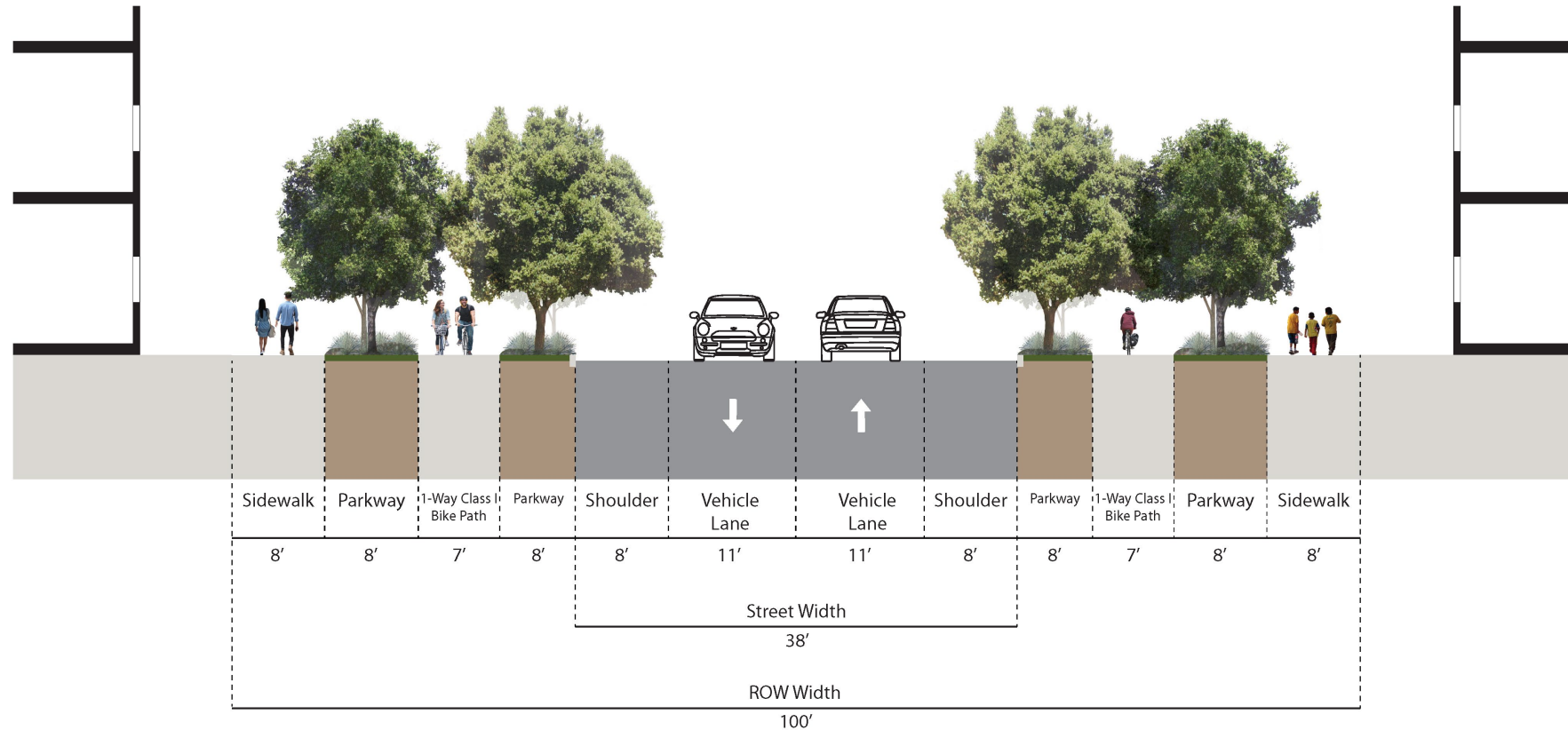


Updated Draft Cross Section: Promenade Option 1



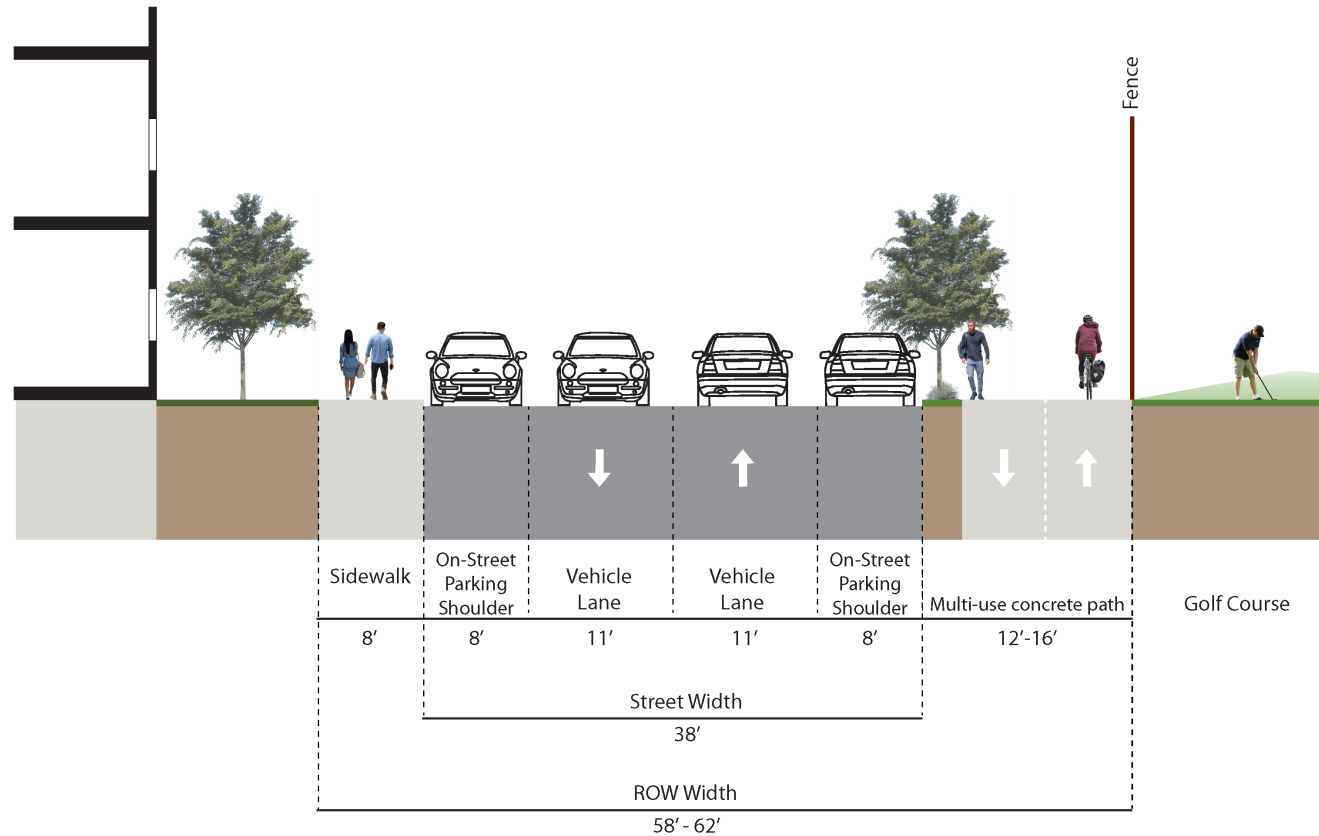
Promenade Option 1: (25 mph), Total Width: 110'

Updated Draft Cross Section: Promenade Option 2



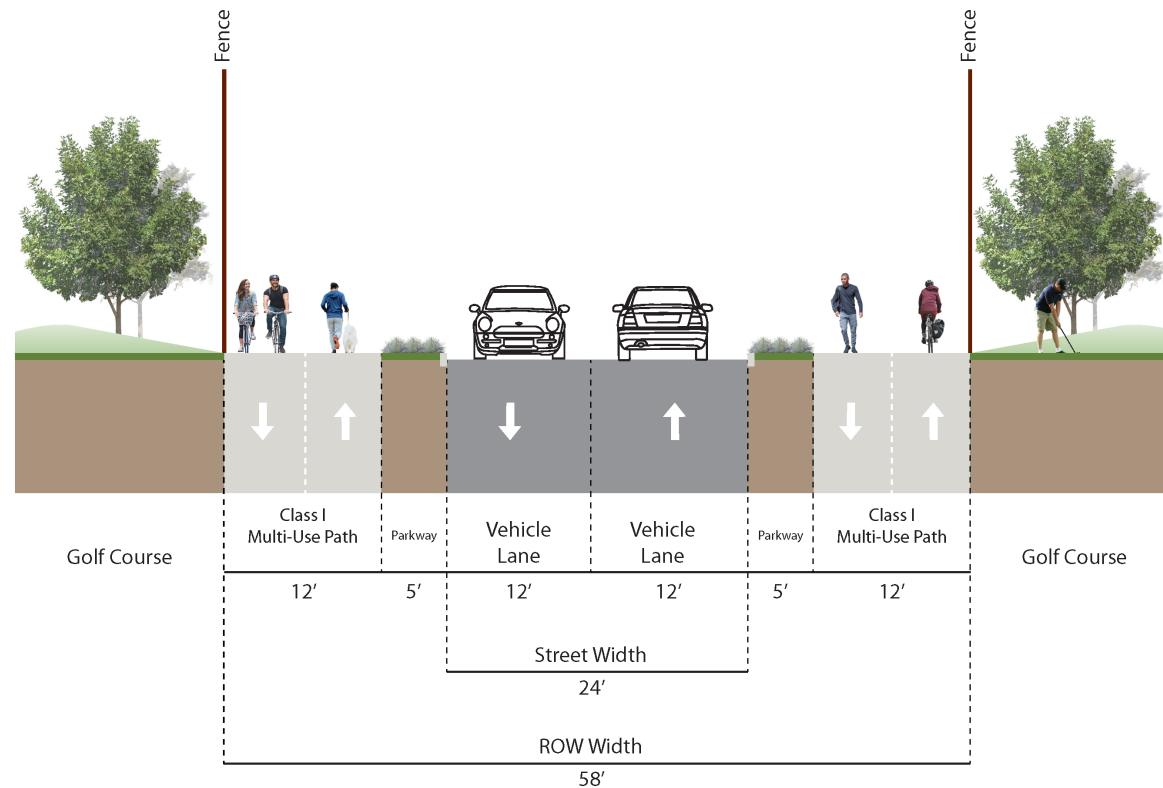
Promenade Option 2: (25 mph), Total Width: 100'

Updated Draft Cross Section: Shelly Circle



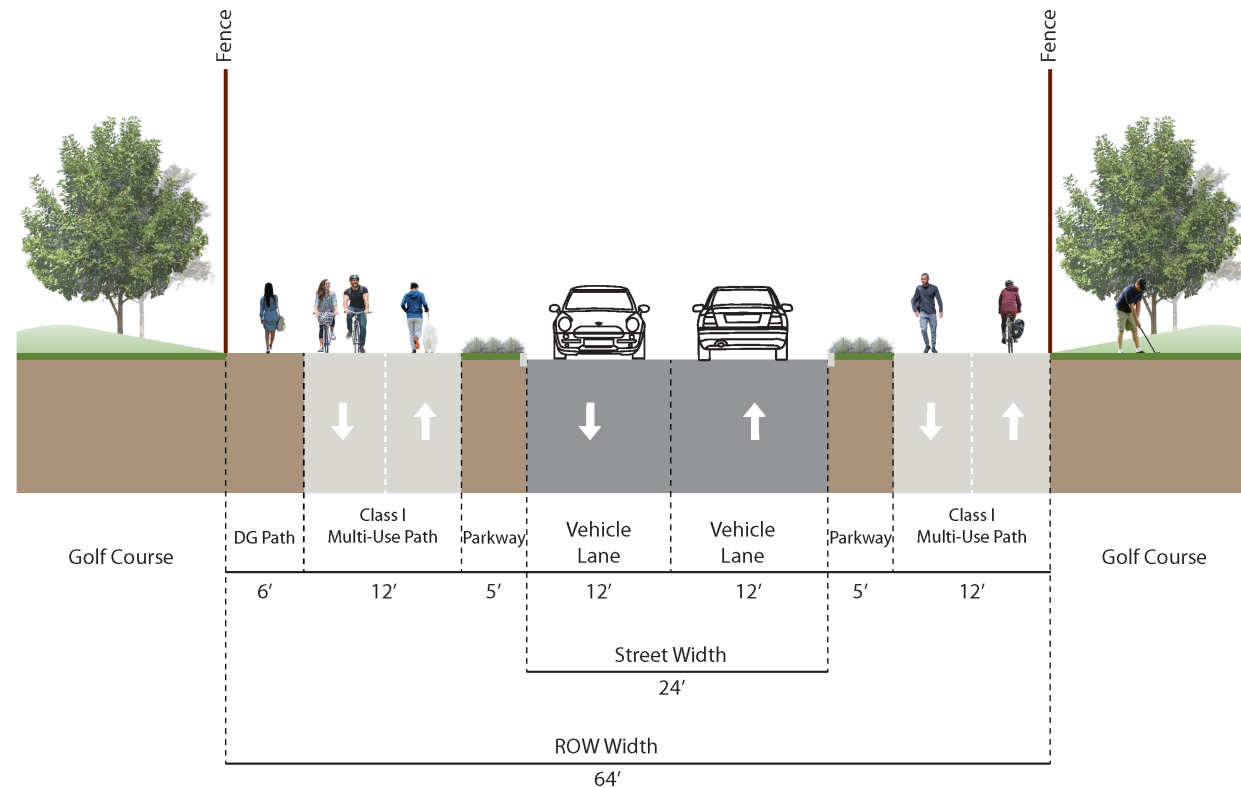
Shelley Circle (25 mph); Total Width: 58' - 62'

Updated Draft Cross Section: Secondary Access Road Option 1



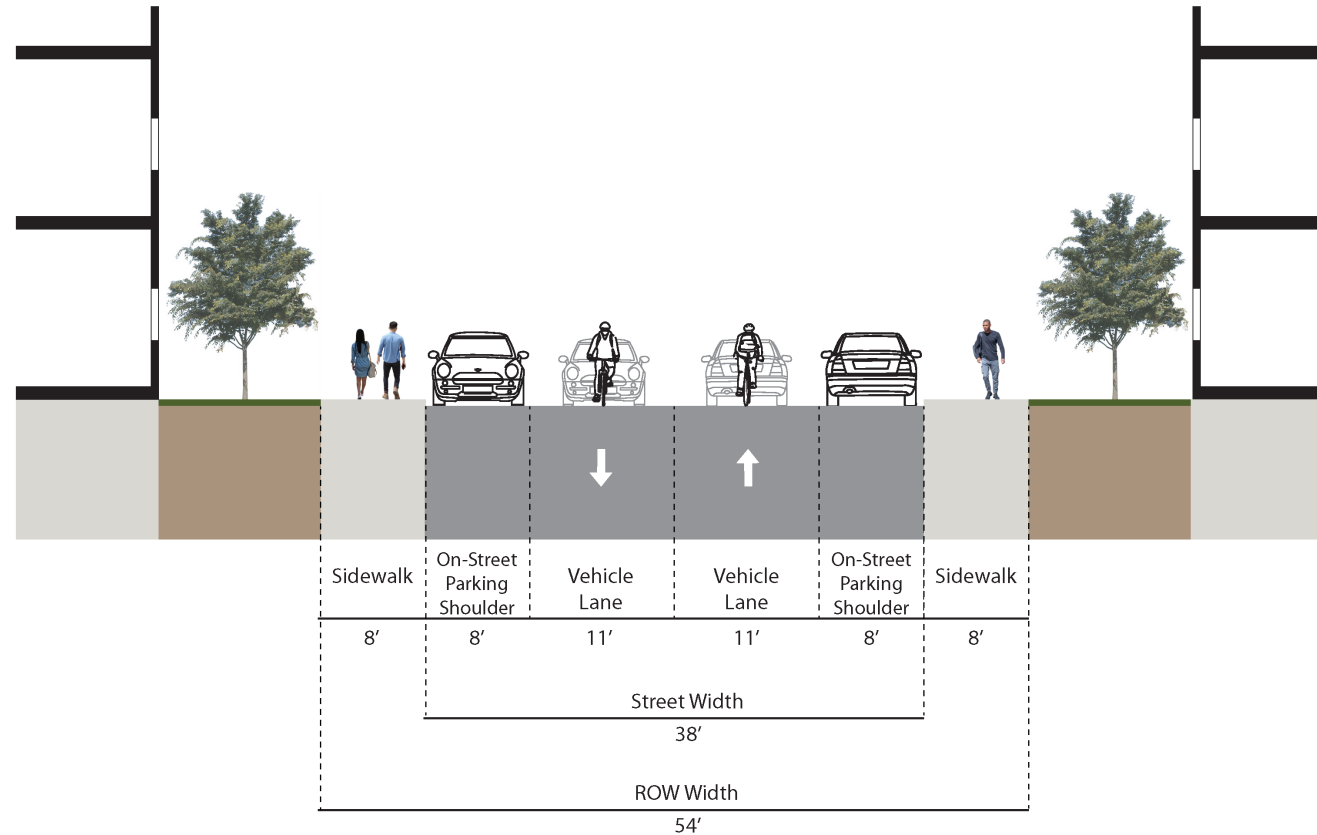
Secondary Access through the Golf Course, Option 1: (25 mph); Total Width: 58'

Updated Draft Cross Section: Secondary Access Road Option 1



Secondary Access through the Golf Course, Option 2: (25 mph); Total Width: 64'

Updated Draft Cross Section: Local Road (With On-Street Parking)



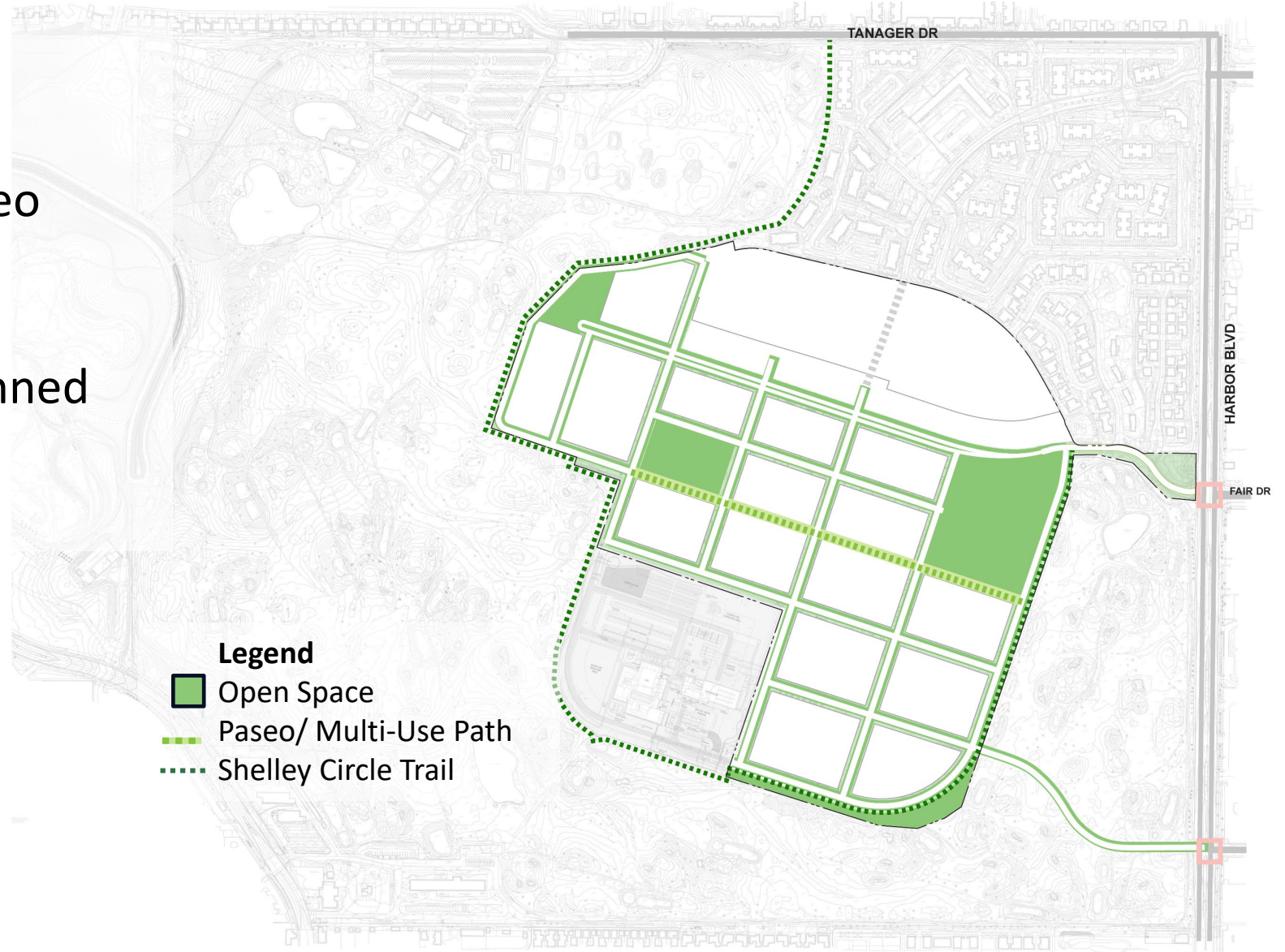
Local Road With Class III and On-Street Parking (25 mph); Total Width: 54'

Draft Open Space Framework

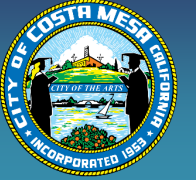
- Minimum 12 Acres – flexible location (no maximum)
- Connected by trails, the paseo and sidewalks
- Areas to be programmed for active and passive uses (planned in coordination with staff)

Example Programming:

Active	Passive
Sports Fields and Courts	Benches
Playgrounds	Native Landscape
Trails	Picnic Areas
	Gardens



Staff Recommendation - Draft Proposed Land Use Plan



95 Acre Property Boundary

2,300 Dwelling Units Minimum

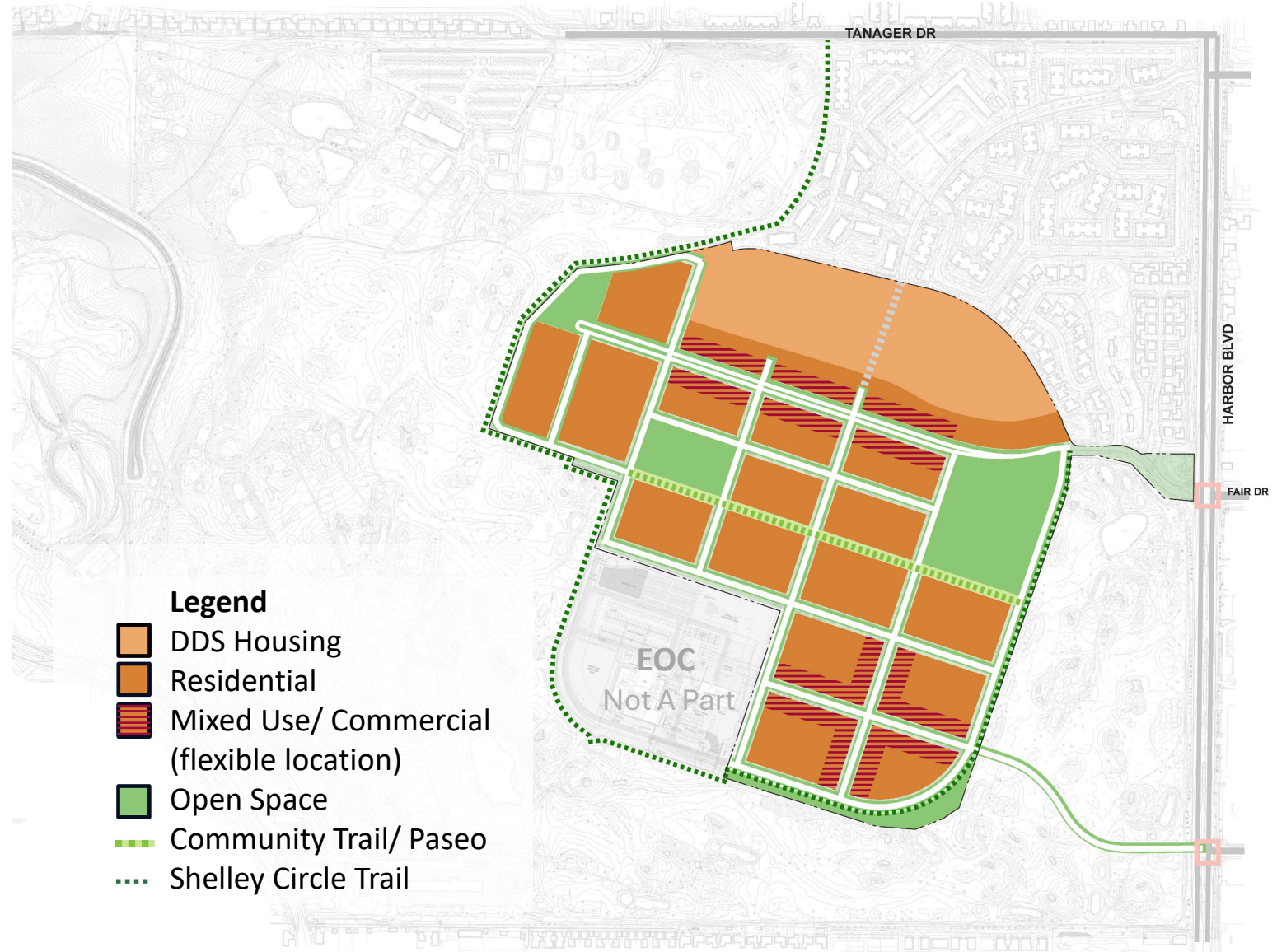
3,800 Dwelling Units Maximum

- 575 Very Low
- 345 Low
- 690 Moderate
- Remainder Above Moderate

35,000 SF Mixed-Use/ Commercial –
flexible location

12 acres minimum, dedicated publicly
accessible open space (plus
improvements and impact fees)

2 access points



Legend

- DDS Housing
- Residential
- Mixed Use/ Commercial (flexible location)
- Open Space
- Community Trail/ Paseo
- Shelley Circle Trail

Discussion Items

Planning Commission Recommendation to City Council:

- Residential
 - Minimum of 2,300 units set by the Housing Element
 - Maximum 3,800 units (reasonably expected given affordability target, financial feasibility, and State Density Bonus law)
- Other Uses
 - Adjusted Mixed/Use Commercial with flexible location
 - Open Space 12 acres minimum with no maximum

Next Steps and Upcoming Milestones

- City Council Preferred Plan: September/October
- Drafting of Specific Plan is underway, confirming the Land Use Plan is a critical step
 - NOTE: Confirming the Land Use Plan is for study and planning, and does not commit the City to a specific course of action.
- Notice of Preparation Released (or CEQA start): Late Fall 2025