

88-31

March 18, 1988✓

TO: Planning Commission  
FROM: Bruce Aspinall, Planning Consultant  
SUBJECT: "Laguna Advisory Committee Report"

On March 8, 1988, the Planning Commission held a Study Session on the above-referenced Report, in preparation for a Public Hearing on it, scheduled for March 22, 1988. At the conclusion of that Session, the Commission noted that additional time to study the issue was clearly needed. Consequently, the commission scheduled another Study Session for 6:00 p.m. on March 22, 1988.

The City Council has scheduled their review of the Report for April 25, 1988, anticipating that the Planning Commission will have concluded its review and recommendation by that time. Staff would anticipate that while the Commission may be able to clarify certain aspects of the Report on March 22, you will not be able to complete your review and formulate a recommendation by then. If necessary, the Commission may wish to set aside a special meeting date to conclude, or at least substantially conclude the review. If acceptable to the Commission, staff would suggest a special session on March 29, 1988; a space has been tentatively reserved for that purpose.

Enclosed for Commission information and review is City Council Policy No. 55, which appointed the Committee, along with various memos and letters received since the last Commission review.

On March 16, 1988, I met with 4 members of the Committee in order to clarify two major recommendations of the Report -- those relating to fill/no net fill, and no development below 76 foot elevation. At this point, my understanding on these two points are:

1. The focus of the Committee was on the 'natural' portion of the Laguna (more or less as defined on p. 2 of the Report); the Committee was not fully aware that much of downtown is below 76 foot elevation. Their recommendations regarding development, therefore, was

meant to apply to 'natural' or 'undeveloped' lands below 76 foot elevation, along with adjacent lands, developed or partially developed, which could have a direct effect on the 'natural' or 'undeveloped' lands.

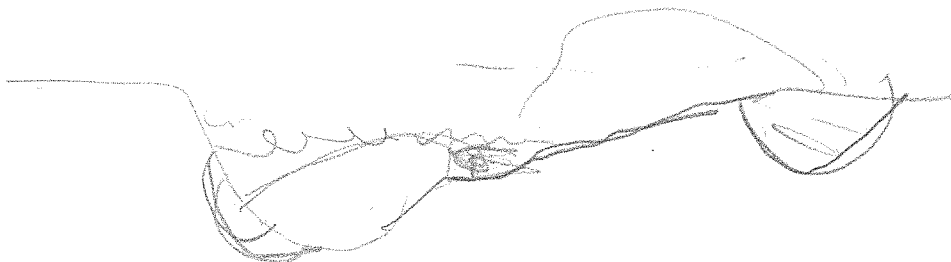
2. Separate and apart from the 'no development' recommendation (which, as noted above, would apply to only some ('natural') properties below 76 foot elevation), the Committee recommends that there be no net fill for all properties anywhere below 76 foot elevation.

As I understand it, the 'no development' (of 'natural' lands) is intended to preserve the biotic and environmental characteristics of the Laguna; the 'no net fill' recommendation is intended to address flooding concerns.

One major question I had of the Committee was whether the effects of fill/flooding were, or could be, quantified. Those effects are not quantified by the Committee. Since meeting with Committee, I have received a memo from the City Engineer which does quantify such effects. That memo is included for Commission information.

Hopefully, with the clarifications noted above, the Commission will be able to clarify other questions with Members of the Committee.

Staff would recommend that the Commission conduct the Public Hearing as scheduled, and either close or continue the hearing. In either case, the Commission should set a future date for conclusion/recommendation on, the Report.

A handwritten signature in dark ink, appearing to be "C. J. ...", written across the lower portion of the page.A simple handwritten mark or flourish, possibly a closing parenthesis or a decorative stroke, located at the bottom center of the page.