

What is a Specific Plan?

A Specific Plan is a tool for the implementation of a city's General Plan. A Specific Plan guides specific development proposals within a defined area toward the goals and policies of the General Plan. The Specific Plan must be consistent with the General Plan, and can encompass an area as small as a single acre.

A Specific Plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

The technical requirements for a Specific Plan are the following:

- ◆ Text and diagrams showing the distribution, location and extent of all land uses, including open space.
- ◆ Proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities needed to support the land uses.
- ◆ Standards and guidelines for development, and standards for the conservation, development and utilization of natural resources, where applicable.
- ◆ Program of implementation measures including regulations, programs, public works projects and financing measures.
- ◆ Statement of Specific Plan's relationship to the General Plan.

Why Do We Want You!

The Advisory Committee will oversee and guide development of the Specific Plan process. Committee members will provide direction and feedback at key junctures throughout the process, thus keeping the project moving forward. Alternate committee members are asked to attend all meetings and keep up-to-date on the project, and to vote in the absence of a committee member.

We also request that the Advisory Committee members participate in the broader public outreach process. Please let your friends, family and neighbors know about this project and bring them along to the Community Workshops. We look forward to your participation at the workshops.

The Specific Plan process includes:

- ◆ review of existing conditions, including opportunities and constraints to development
- ◆ refinement of the vision and key issues related to the West Broadway Avenue area
- ◆ development of land use alternatives for the Plan Area and for specific opportunity sites
- ◆ creation of circulation, infrastructure and implementation plans for inclusion in the Specific Plan
- ◆ preparation of the Specific Plan for public review and eventual adoption

An Environmental Impact Report (EIR) will be completed for the Specific Plan by a separate consultant team, which must be certified before Plan adoption can occur. The environmental review process will begin once there is a preferred land use alternative.