

The City of Reedley

General Plan Update 2030 - City Council & Planning Commission Workshop

Agenda: October 20, 2008:

NOTE: In light of the November 4, 2008 Election, the Workshop scheduled for November 17, 2008 has been Re-scheduled for December 1, 2008 to allow for the new City Council to be seated. On December 1, 2008, a decision on the preferred land use alternative will be made in order to begin preparation of the General Plan Update EIR. The public hearings for adoption of the General Plan will be scheduled for spring 2009.

1. Introduction
2. Land Use Map
 - a. Review of Changes
 - b. Housing Element Updates
 - i. AB 32
 - ii. SB 375
 - iii. Density
3. Circulation Element Map
 - a. Current Map
 - b. First Draft of Map
 - c. Changes
 - i. Street Classifications
 - ii. Special Study Areas
4. Review
 - a. Upcoming Schedule
 - b. Questions
5. December 1, 2008 Workshop – Land Use Alternative

City of Reedley Proposed Land Use Additions and Changes



General Plan Update 2008

Changes since Aug 18, 2008

Land Use Map Change Log		
Change No.	Item(s) Changed	Date Changed
1	'Public Facility Designation on the South West corner of Buttonwillow Ave and South Ave was incorrectly placed; designation moved to the South West Corner of Buttonwillow Ave and Parlier Ave to accommodate a future water tower site; aforementioned changed to Low Density Residential.	8/19/2008
2	Land East of Sierra Kings District Hospital was incorrectly labeled Low Density Residential; designation changed to correctly show that of Public Facility.	8/19/2008
3	Adjusting the color weight on the approved parcels on the proposed Neighborhood Commercial site located South of Shoemake Ave and North of Olsen Ave; East of Cyrier Ave and West of Frankwood Ave, to reduce color bleeding, which seemed to show the proposed designation as High Density Residential.	8/21/2008
4	Changed Medium and High Density descriptions from 8-15 DU to 8-20 DU, and 15-30 DU to 20-30 DU, due to the direction of HCD's High Density regulations for a compliant housing element.	9/2/2008
5	Adding Traver Creek to the Map; to tie into the City Wide Parks and Rec Master Plan.	9/3/2008
6	Adjusting the colors of existing parks from Public Facility (Blue) to Open Space (Green); labeling proposed parks (Currently Open Space-Green) and proposed facilities (Currently Public Facility-Blue) with a "P"; labeling proposed school sites (Currently Public Facility-Blue) with an "S".	9/11/2008
7	Changed the line color for approved/entitled projects without a final map to a light gray to eliminate confusion between PUD's and approved non-finaled maps.	9/11/2008
8	Change Presidential Estates area to show approved Final Map specifications.	9/11/2008
9	Label remaining undesignated land within the planning area as "Future Urban Development Area".	9/11/2008
10	Add Proposed SOI expansion line.	9/11/2008
11	Adjusted the park on the West side of Tobu to show ponding basin location in the South end of the proposed park site.	9/11/2008
12	Changed designation of Sports Park site from Public Facility to Open Space - Park	9/11/2008

Changes since Aug 18, 2008

13	Adding Open Space to the North and South of the River South of Floral Avenue and East of Lac Jac Avenue.	9/11/2008
14	Adjusted Legend to show new designations of SOI Expansion, Future Urban Development Area (replaced Urban Reserve), Ponding Basin, and Proposed Schools and Facilities.	9/12/2008
15	Changed designation on Northwest corner of Carob Avenue and Cedar Avenue to show correct designation as a park site, originally labels as Low Density Residential.	9/12/2008
16	Changed the designation of the Kings River Mobile Home Park from High Density to Medium Density to reflect its true density.	9/12/2008
17	Adjusting the actual proposal sizes of land South on Manning Ave between Tobu Ave and Zumwalt Ave (Blossom Trail Development).	9/12/2008
18	Extending the river and buffer areas South to the Southwest corner of the planning area.	9/12/2008
19	Changed Density designation on lots separating the High Density areas off of Floral Avenue in the approved Lakewood subdivision to reflect Low Density Residential; originally labeled as High Density Residential.	9/12/2008
20	Updated Public Facility legend designation to now read Public / Institutional Facility, to accommodate non-public institutions.	9/12/2008
21	Updated designation on the corner of Kings River Road and Huntsman Avenue from Low Density Residential to Limited Industrial, due to existing approved use.	9/12/2008
22	Adjusted the color designation for Office Commercial to further separate appearance from that of High Density Residential.	9/12/2008
23	Changed the designation of areas in the approved Lakewood Subdivision to properly represent approved map; Change 4.51 Acre lot off of Floral Avenue labeled as High Density to Medium Density, and removed the designation of Ponding Basin from the private park/open space area.	9/19/2008
24	Adjusted the colors of Suburban Residential and Service Commercial to further distinguish between the two categories.	10/6/2008
25	Changed Density Unit ratios for residential categories from (Suburban=1 DU per acre, Low Density=3-8 DU per acre, Medium Density=8-15 DU per acre, High Density=15-30 DU per acre) TO (Suburban=1-4 DU per acre, Low Density=4-8 DU per acre, Medium Density=8-20 DU per acre, High Density=20-30 DU per acre)	10/17/2008

LAND USE LEGEND

RESIDENTIAL

	SUBURBAN (1-4 DU/ACRE)
	LOW (4-8 DU/ACRE)
	MEDIUM (8-20 DU/ACRE)
	HIGH (20-30 DU/ACRE)

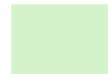
COMMERCIAL

	CENTRAL DOWNTOWN
	NEIGHBORHOOD COMMERCIAL
	COMMUNITY COMMERCIAL
	OFFICE

INDUSTRIAL

	SERVICE COMMERCIAL
	LIMITED INDUSTRIAL
	GENERAL INDUSTRIAL

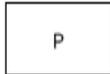
OTHER

	OPEN SPACE
	PUBLIC / INSTITUTIONAL FACILITY
	FUTURE URBAN DEVELOPMENT AREA
	COMMUNITY BUFFER

BORDERS

	EXISTING CITY LIMITS (3,133 ACRES TOTAL)
	SPHERE OF INFLUENCE (4,930 ACRES TOTAL)
	PROPOSED SPHERE OF INFLUENCE (8,152 ACRES TOTAL)
	GEN PLAN STUDY AREA (10,620 ACRES TOTAL)

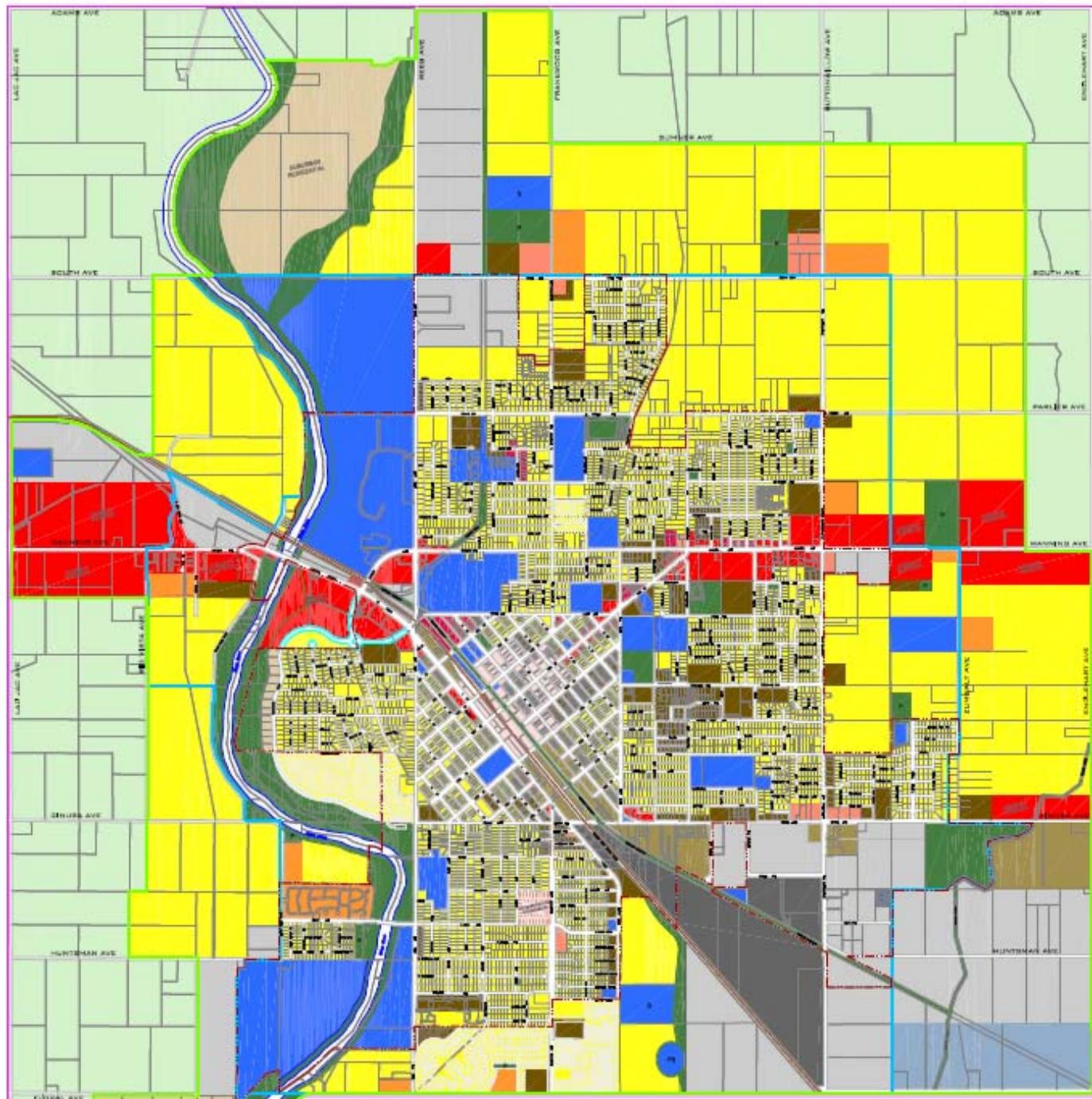
MISC

	PROPOSED FACILITY / PARK
	PROPOSED SCHOOL
	PROPOSED PONDING BASIN





CITY OF REEDLEY PROPOSED LAND USE ADDITIONS AND CHANGES



40
ACRES

RESIDENTIAL

- SUBURBAN (1-4 DENSITY)
- LOW (1-4 DENSITY)
- MEDIUM (5-10 DENSITY)
- HIGH (10-18 DENSITY)

COMMERCIAL

- CENTRAL DOWNTOWN
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- OFFICE

INDUSTRIAL

- SERVICE COMMERCIAL
- LIMITED INDUSTRIAL
- GENERAL INDUSTRIAL

OTHER

- OPEN SPACE
- PUBLIC / INSTITUTIONAL FACILITY
- FUTURE URBAN DEVELOPMENT AREA
- COMMUNITY BUFFER

BOUNDARIES

- EXISTING CITY LIMITS (SUN AND TUL)
- SHORE OF RIVER (SUN AND TUL)
- PROPOSED SHORE OF INFLUENCE (SUN AND TUL)
- GEN. PLAN STUDY AREA (SUN AND TUL)

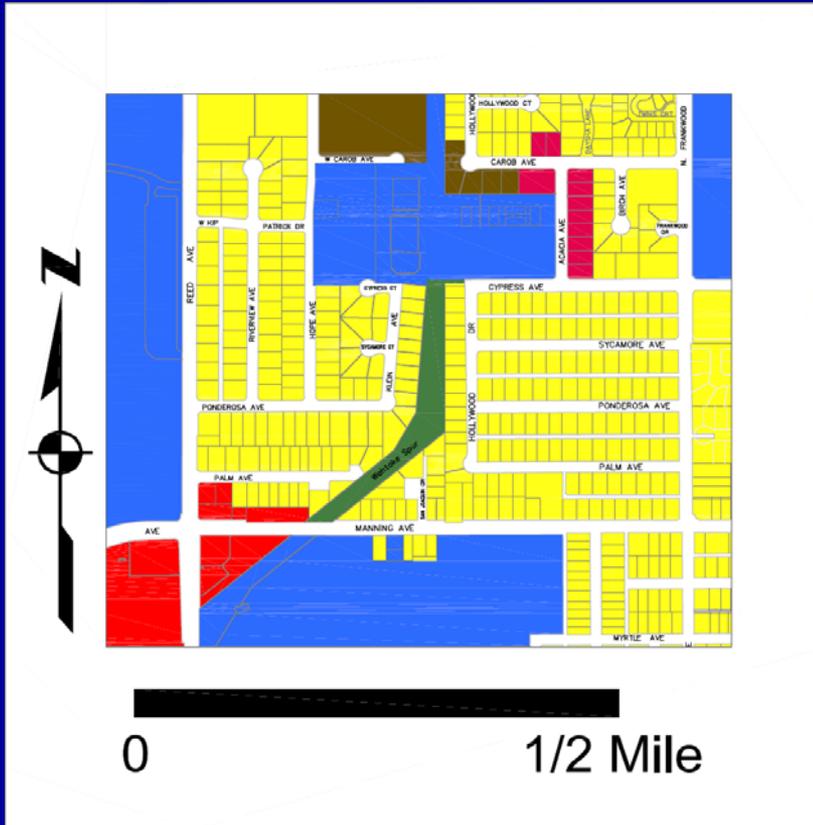
SYMBOLS

- P PROPOSED FACILITY / PARK
- S PROPOSED SCHOOLS
- W PROPOSED WASTEWATER PLANT

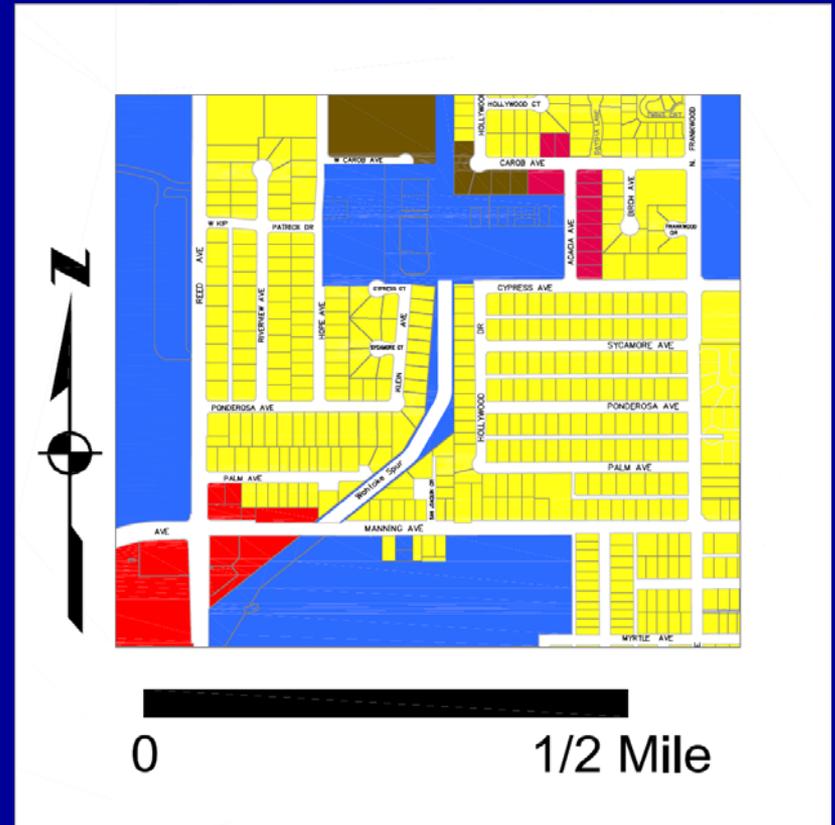


Possible Changes – Item A

Current Map



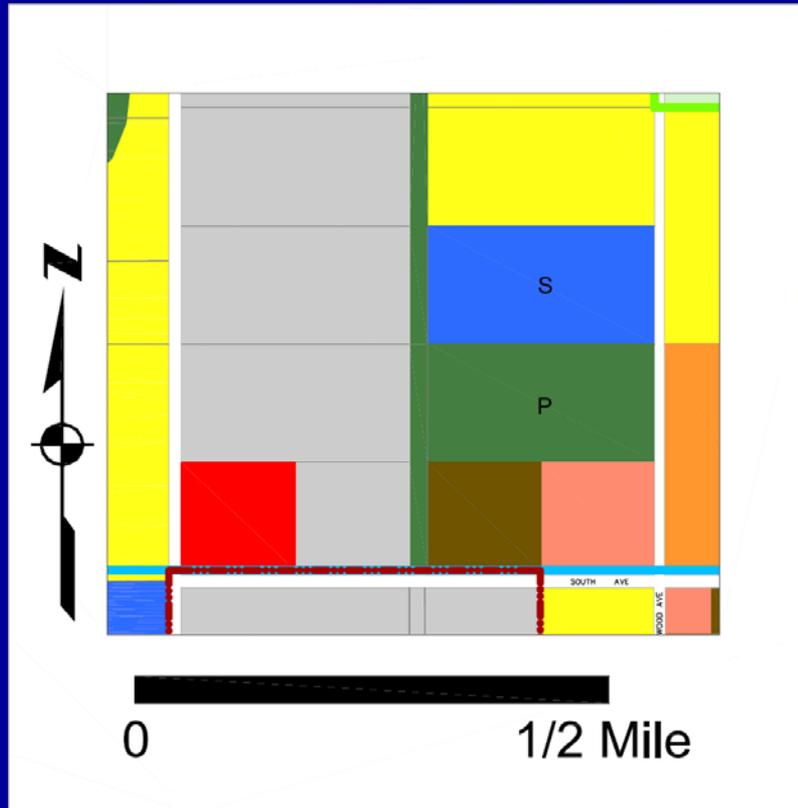
Proposed Alternative



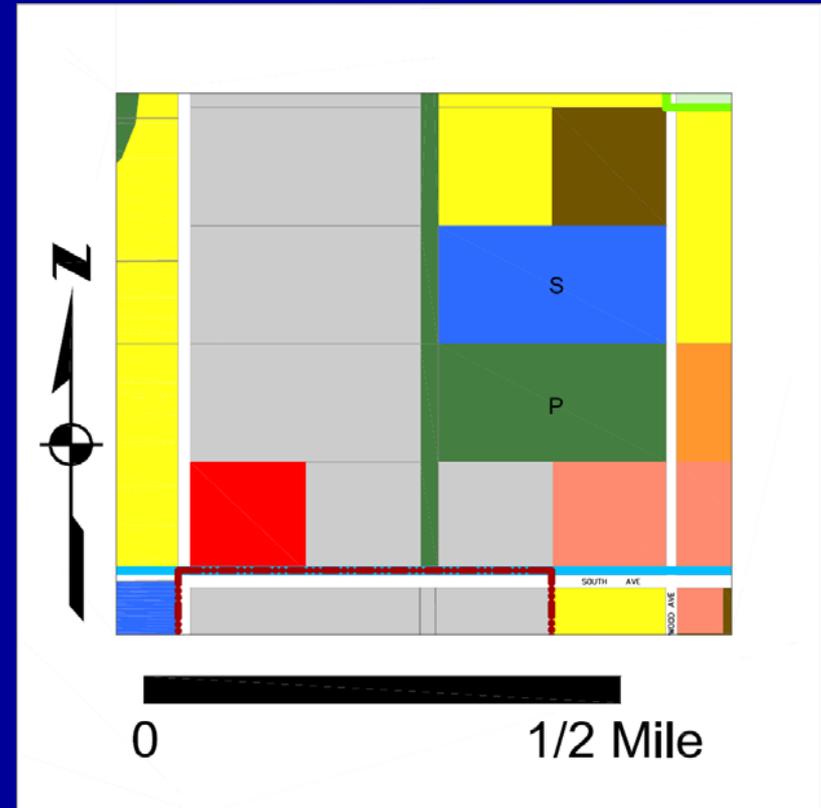
Possibility of changing the current Wahtoke Spur land between Klien Ave and Hollywood Dr from Open Space to Public Facility, based upon the discussed use of a landscaped access road for Sierra Kings Hospital District.

Possible Changes – Item B

Current Map



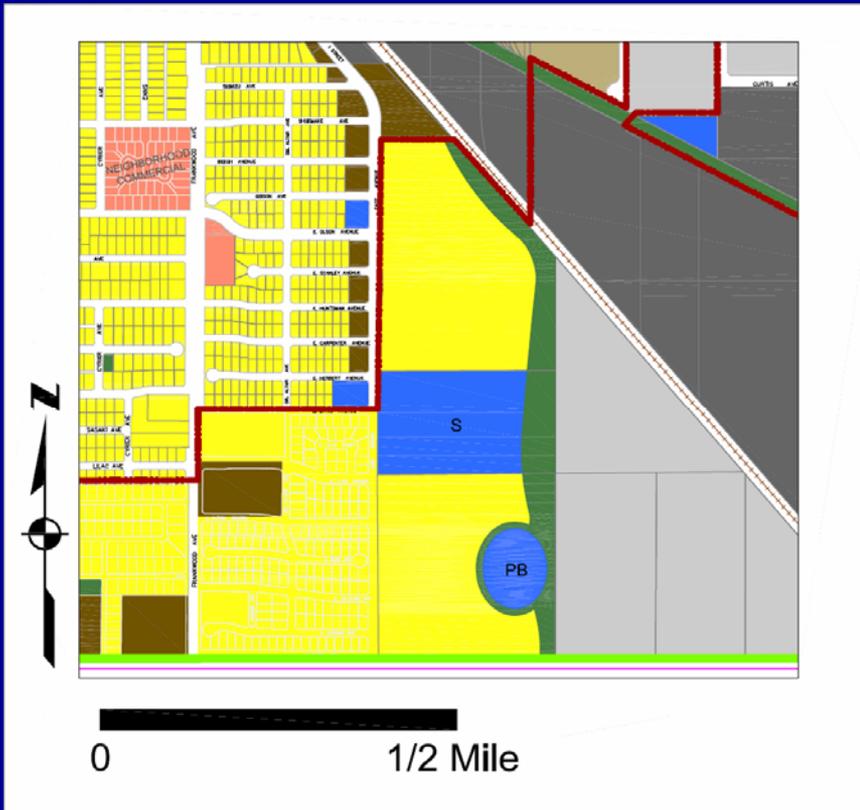
Proposed Alternative



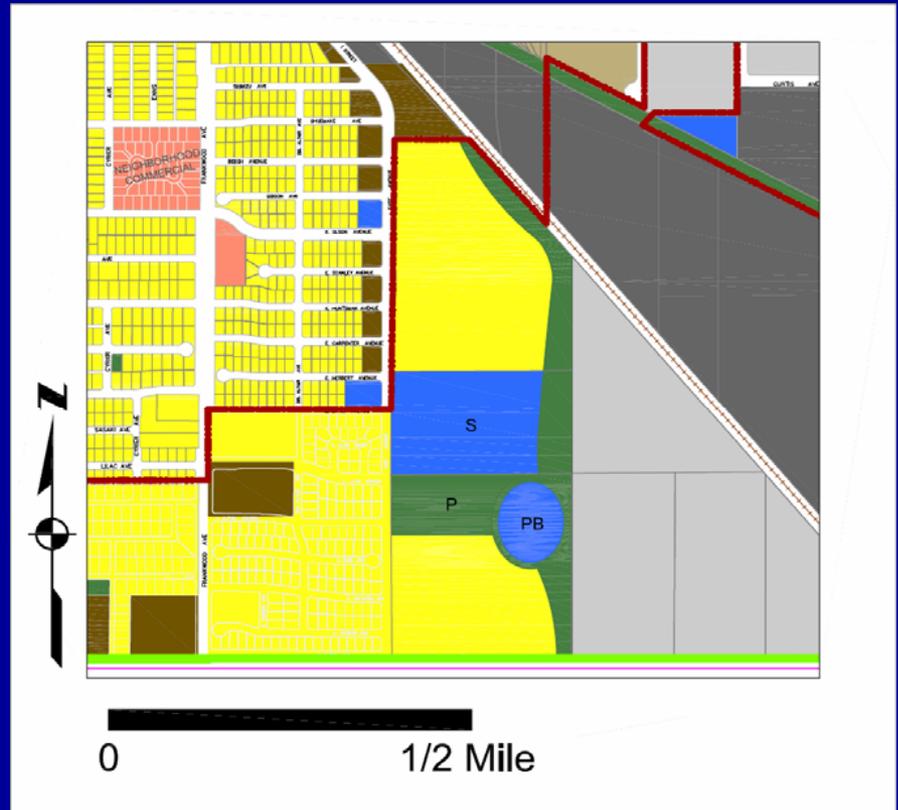
Possibility of changing the current proposed area North of South Ave between Reed Ave and Frankwood Ave from High Density Residential to Limited Industrial, and relocating the said residential to North of the proposed school site fronting on Frankwood Ave just West of Sumner Ave.

Possible Changes – Item C

Current Map



Proposed Alternative



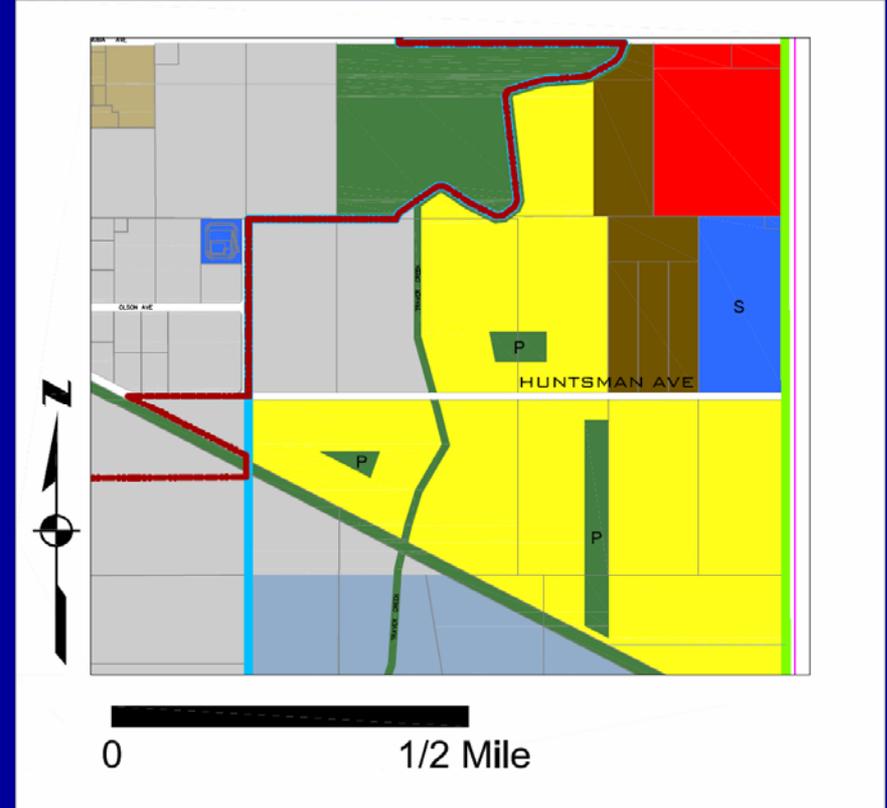
Possibility of adjusting the current proposal of Medium Density Residential, Public Facility, and Open space on the East side of East Ave by moving the Ponding Basin/Park North, closer to the school site; enlarging the park, and combining the two uses.

Possible Changes – Item D

Current Map



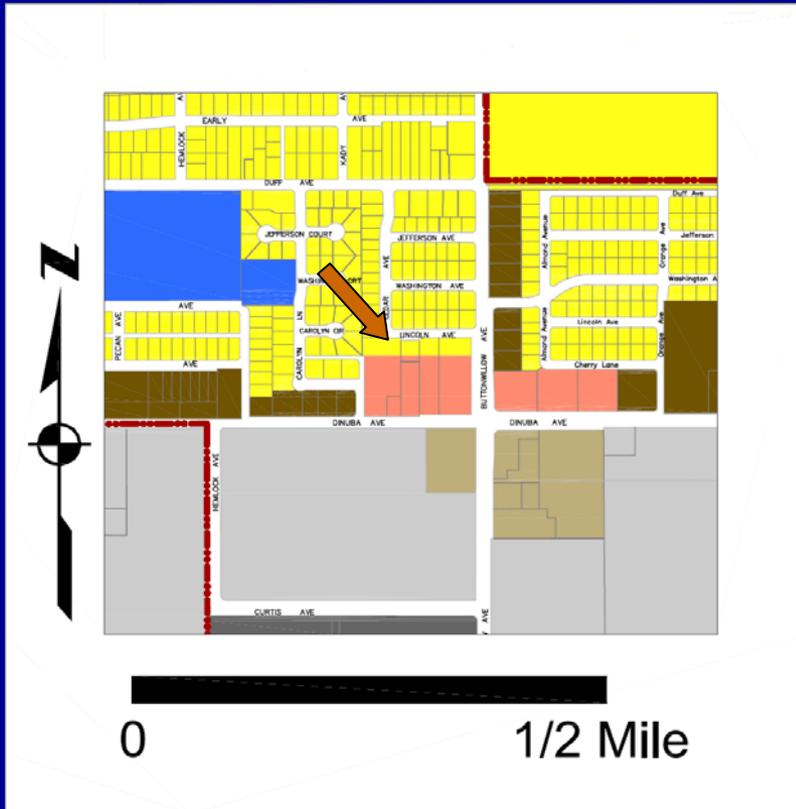
Proposed Alternative



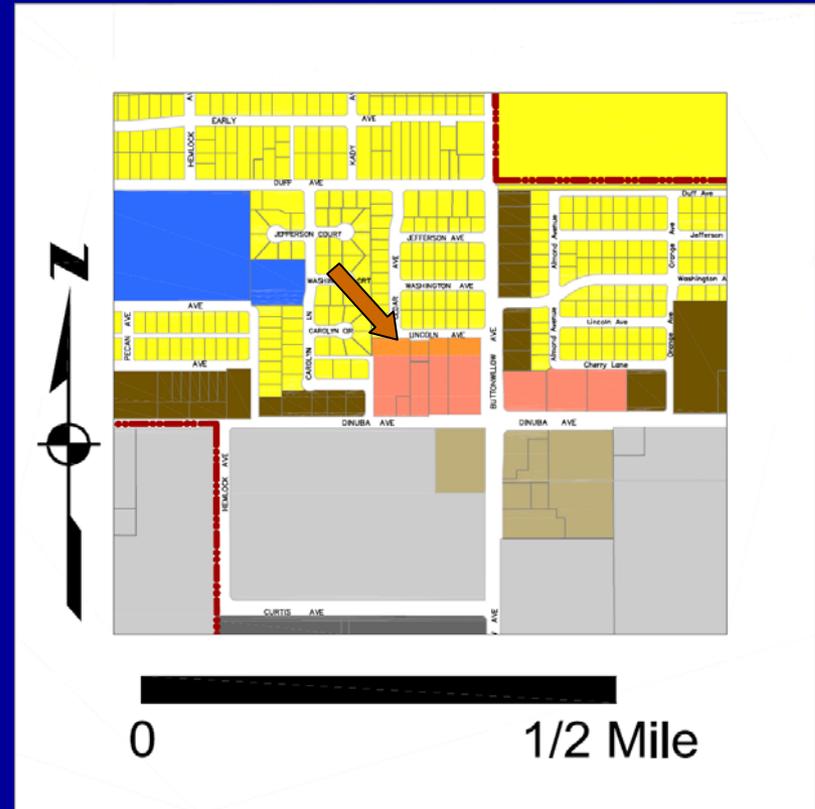
Decision on land use designations East and South East of the Sports Park: Regarding Service Commercial and Industrial Vs. High/Med/Low Residential, Commercial, and Public facility, per citizen request.

Possible Changes – Item E

Current Map



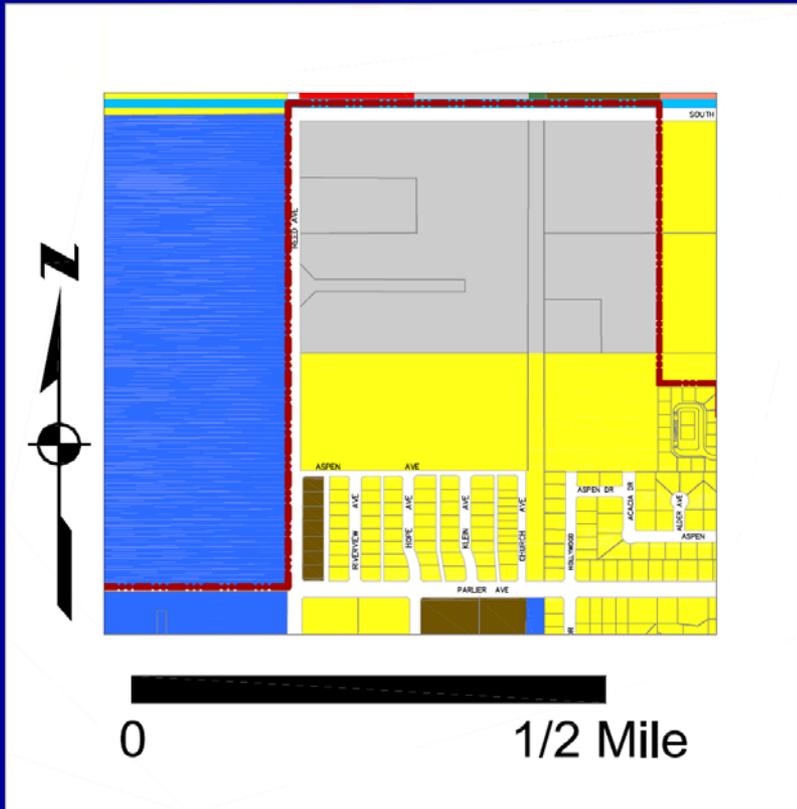
Proposed Alternative



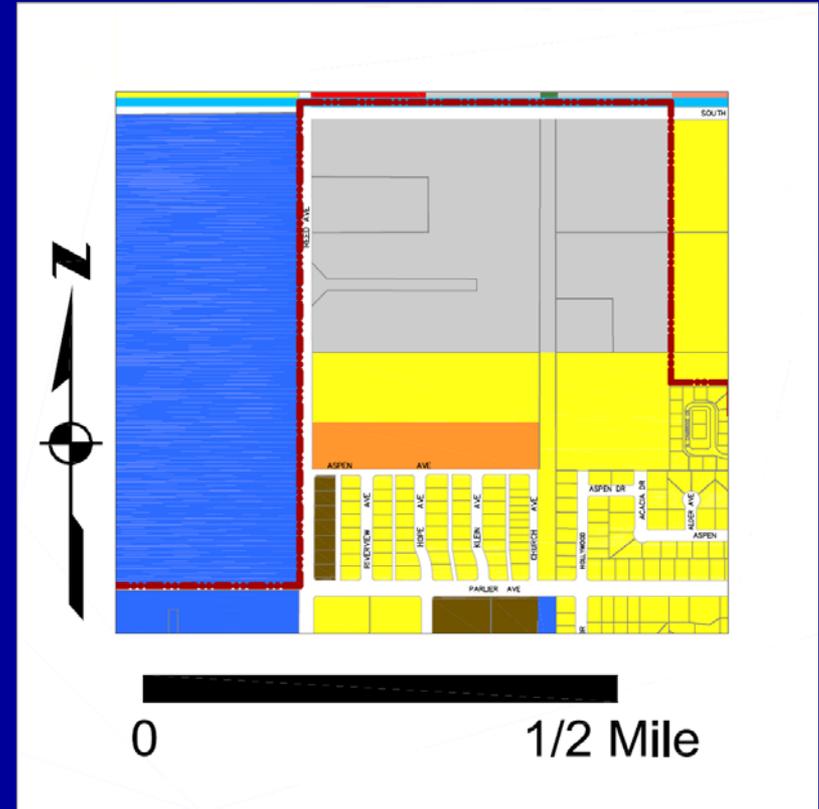
Possibility of adding the designation of Medium Density Residential to the lots facing Lincoln Ave, to the North of the proposed Neighborhood Commercial fronting on Dinuba Ave.

Possible Changes – Item F

Current Map



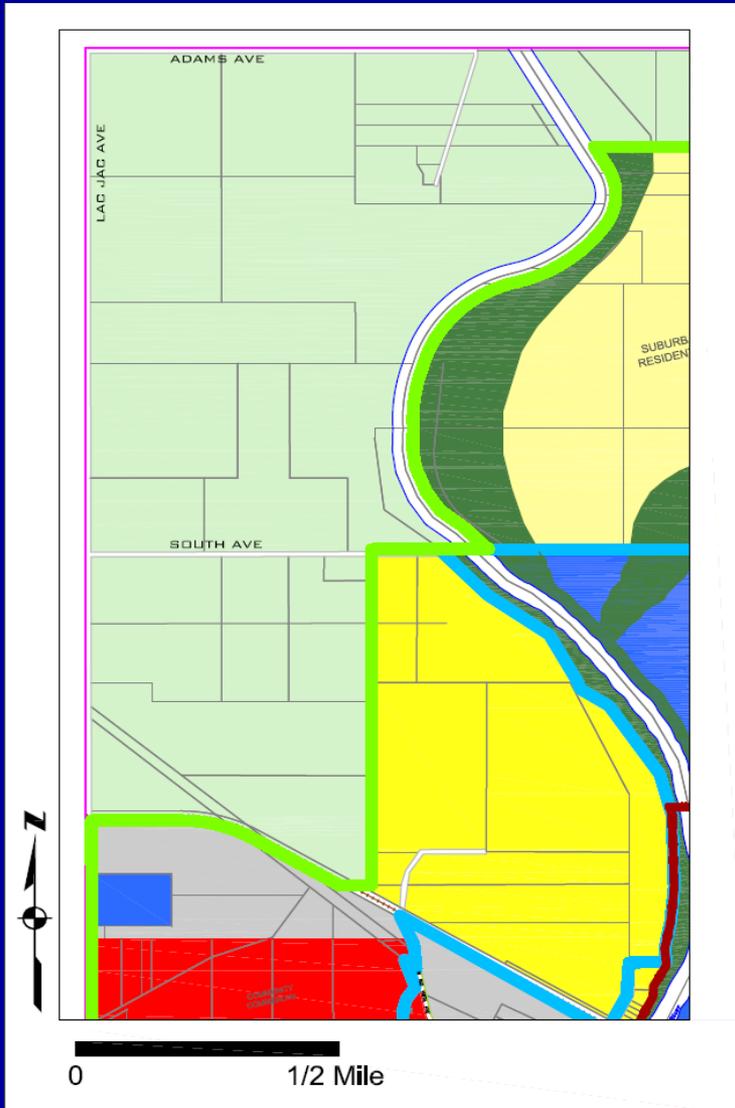
Proposed Alternative



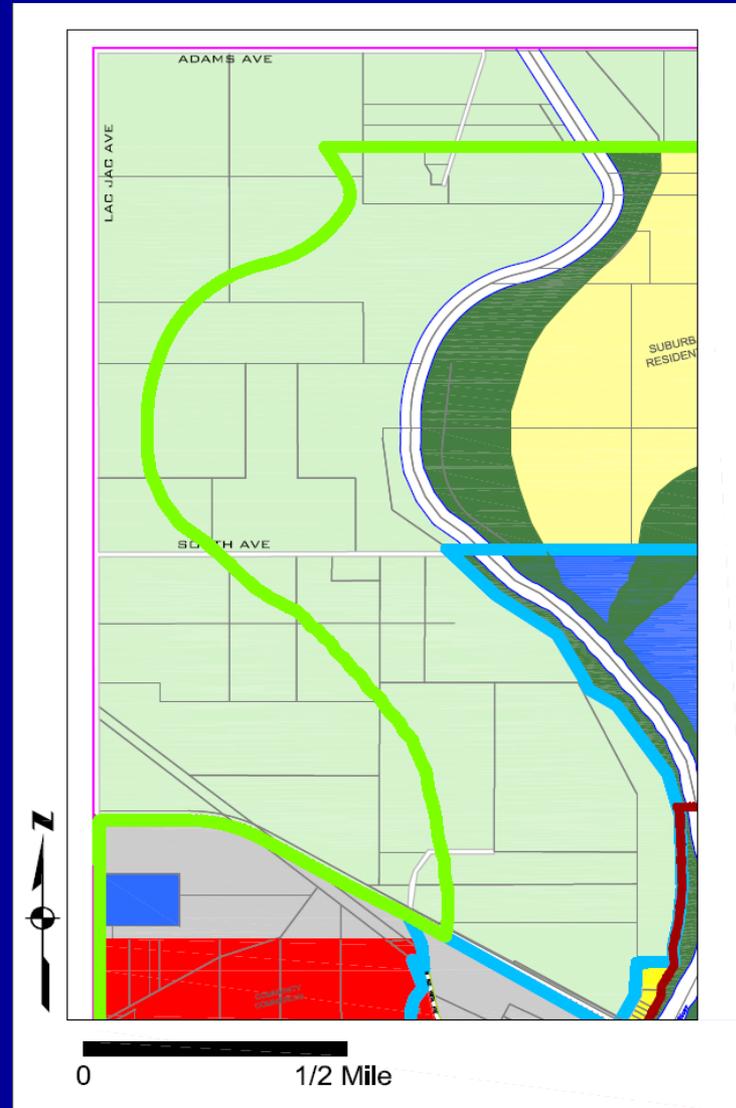
Possibility of adding the designation of Medium Density Residential to the South half of the parcel on the East side of Reed Ave, just North of Aspen Ave.

Possible Changes – Item H

Current Map



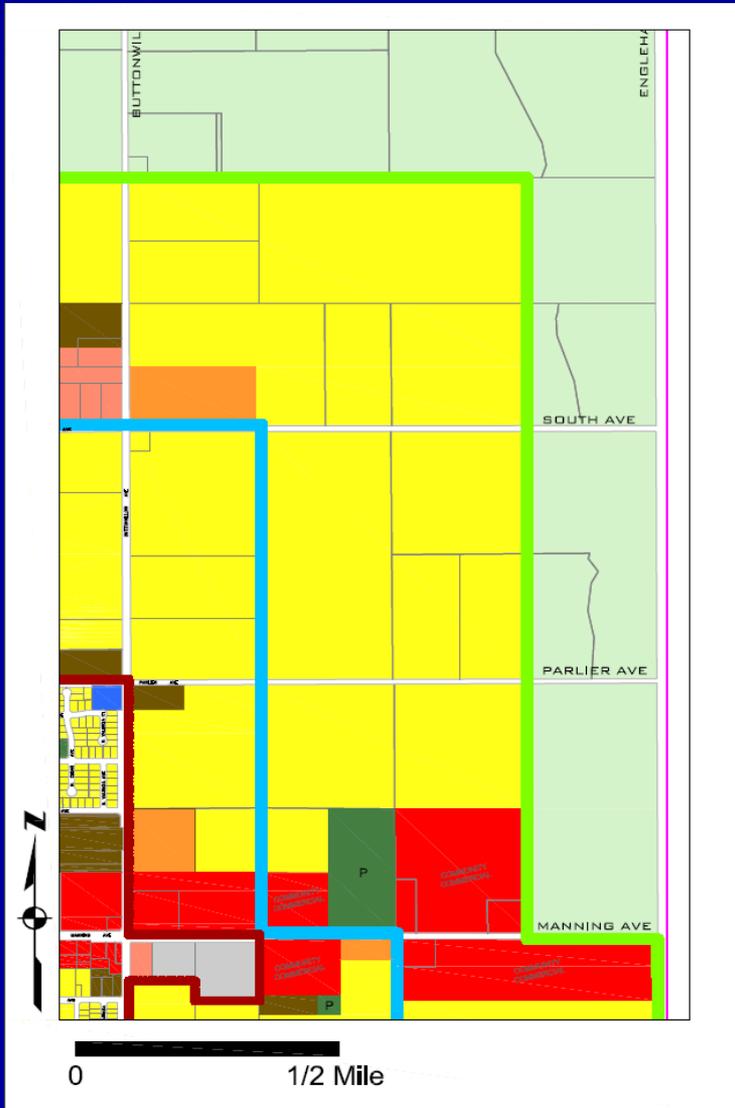
Proposed Alternative



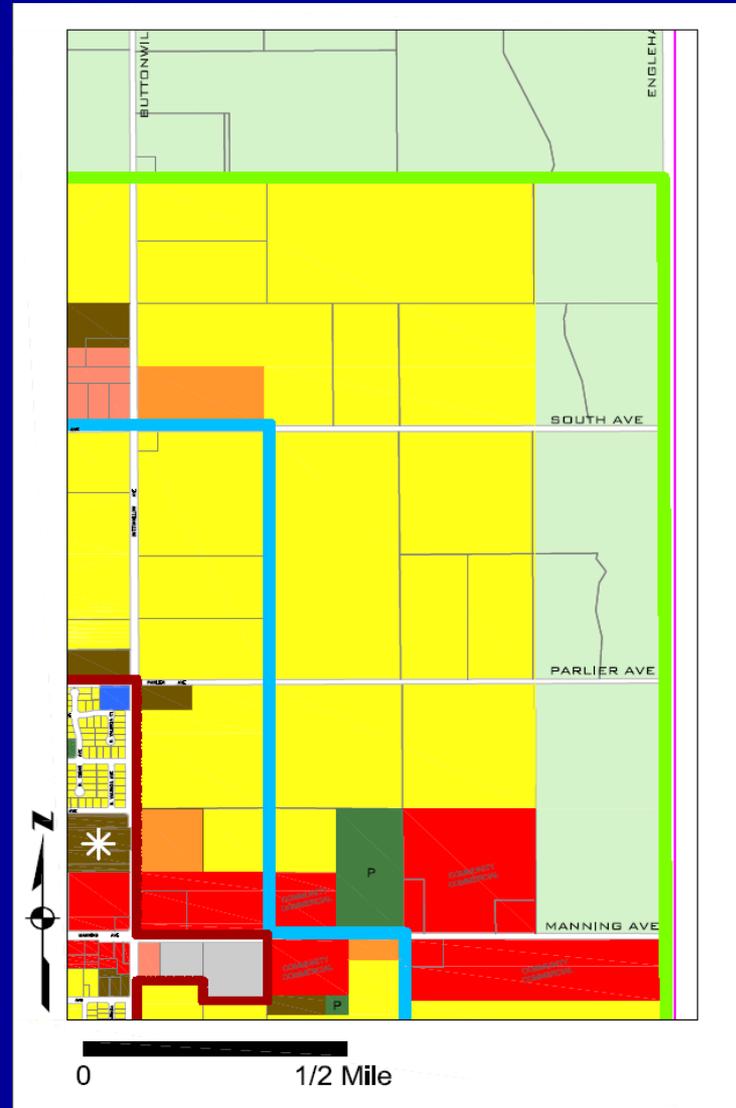
Possibility of adding 2500 ft (Riparian Area) to the west side of the Kings River North of South Avenue to the proposed SOI expansion border, per citizen request.

Possible Changes – Item I

Current Map



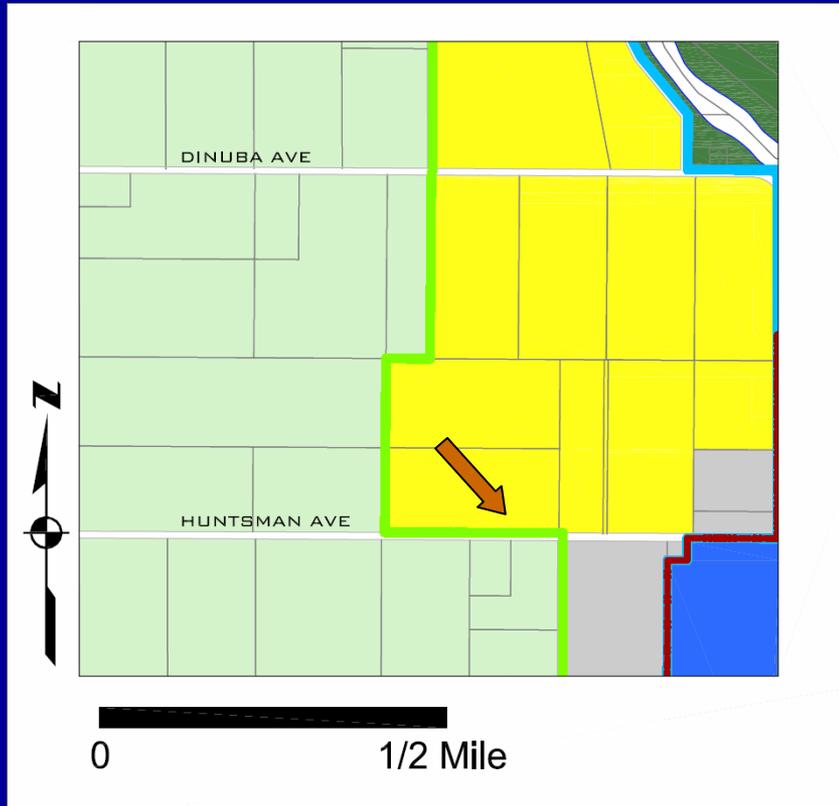
Proposed Alternative



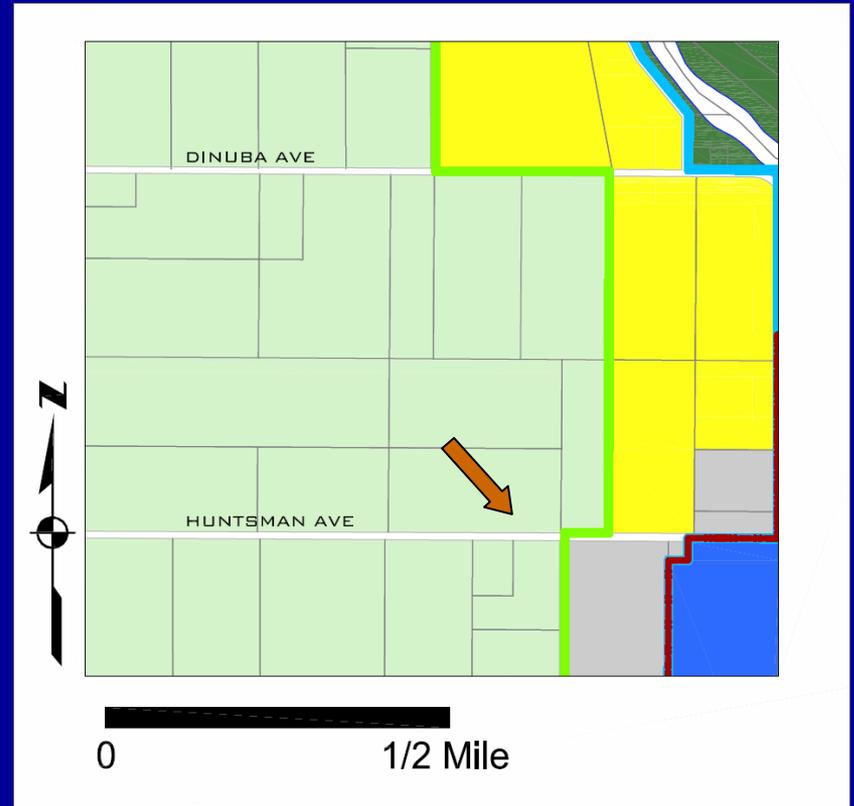
Possibility of adding land approximately 1/4 mile East of Zumwalt Avenue and West of Englehart Avenue, North of Manning Avenue and South of the Sumner Avenue Alignment into the proposed expanded SOI, per citizen request.

Possible Changes – Item J

Current Map



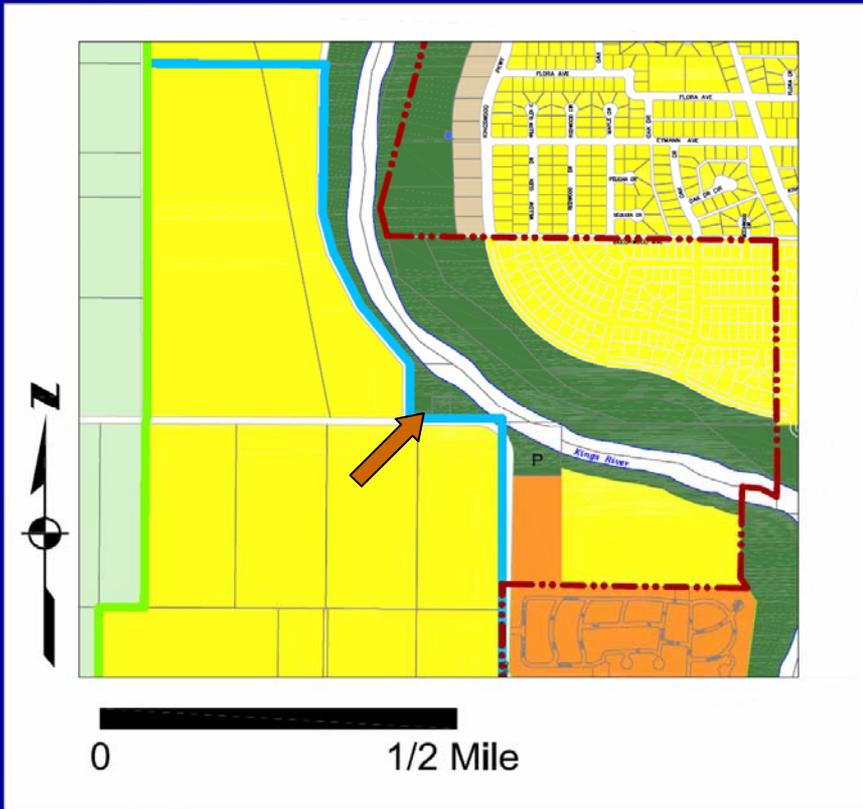
Proposed Alternative



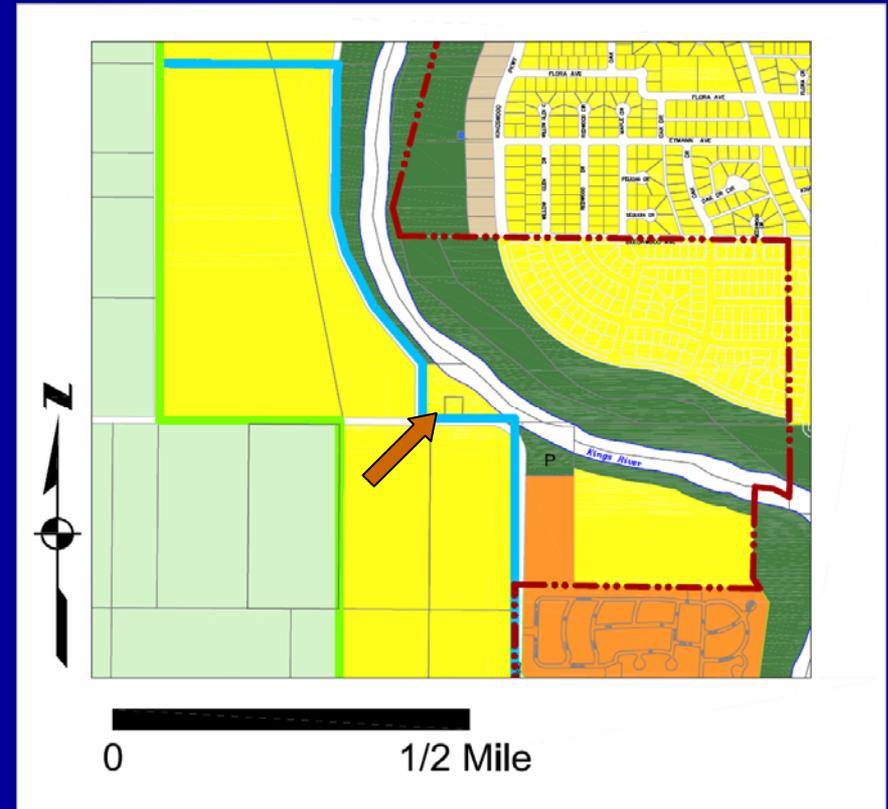
Possibility of excluding property located at 17852 E. Huntsman Avenue from the expanded SOI, per citizen request.

Possible Changes – Item K

Current Map



Proposed Alternative



Possibility of adjusting the current proposal on property located at 17888 E Dinuba Ave from Open Space to Low Density Residential, per citizen request.

Density and Land Use Totals

4 Categories

Category A: Inside the City limits

Category B: Outside the City limits, within the current sphere

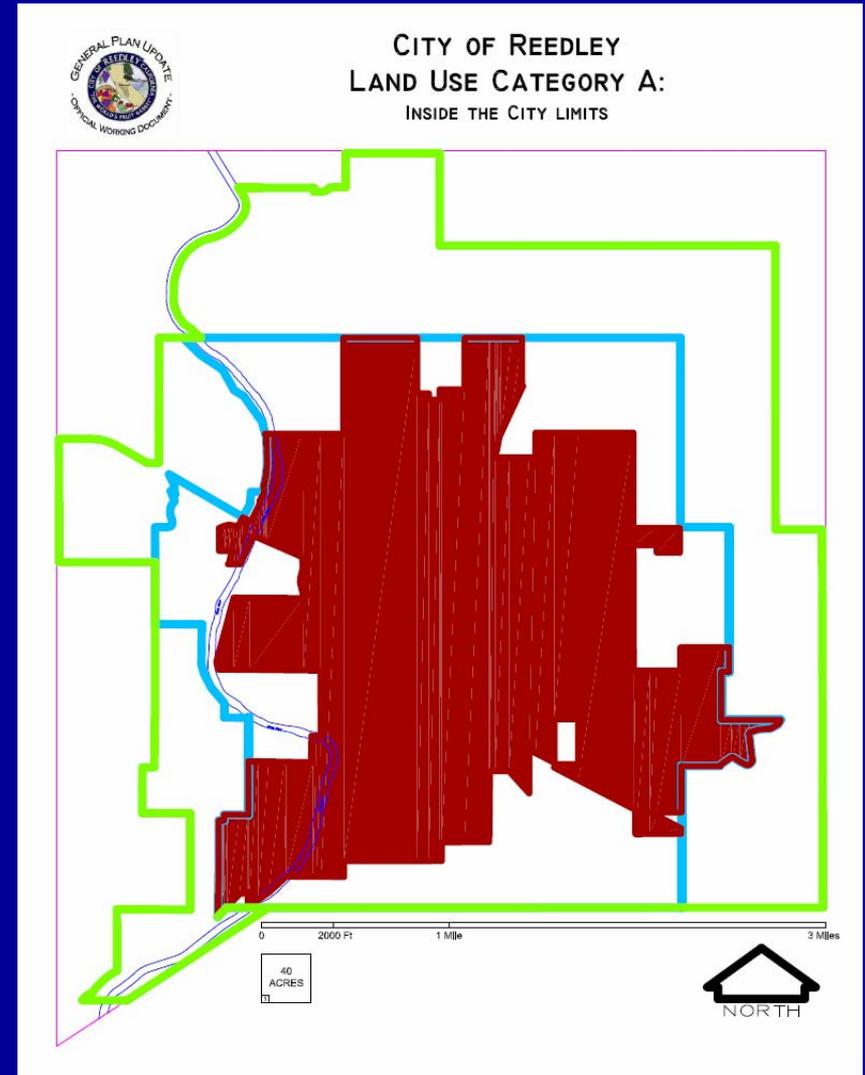
Category C: Outside the current sphere, within the proposed sphere

Category D: Outside the current & proposed sphere, within the planning area

Density and Land Use Totals

4 Categories

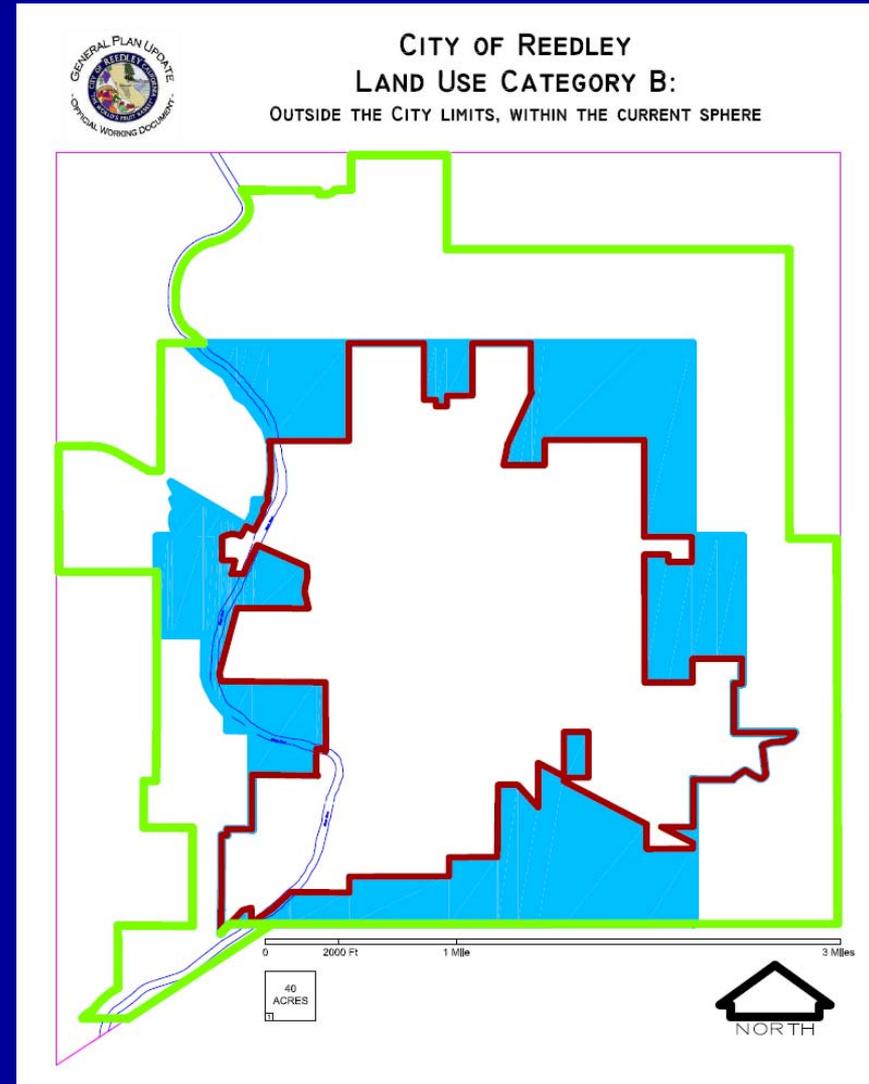
Category A:
Inside the City limits



Density and Land Use Totals

4 Categories

Category B:
Outside the City limits,
within the current
sphere

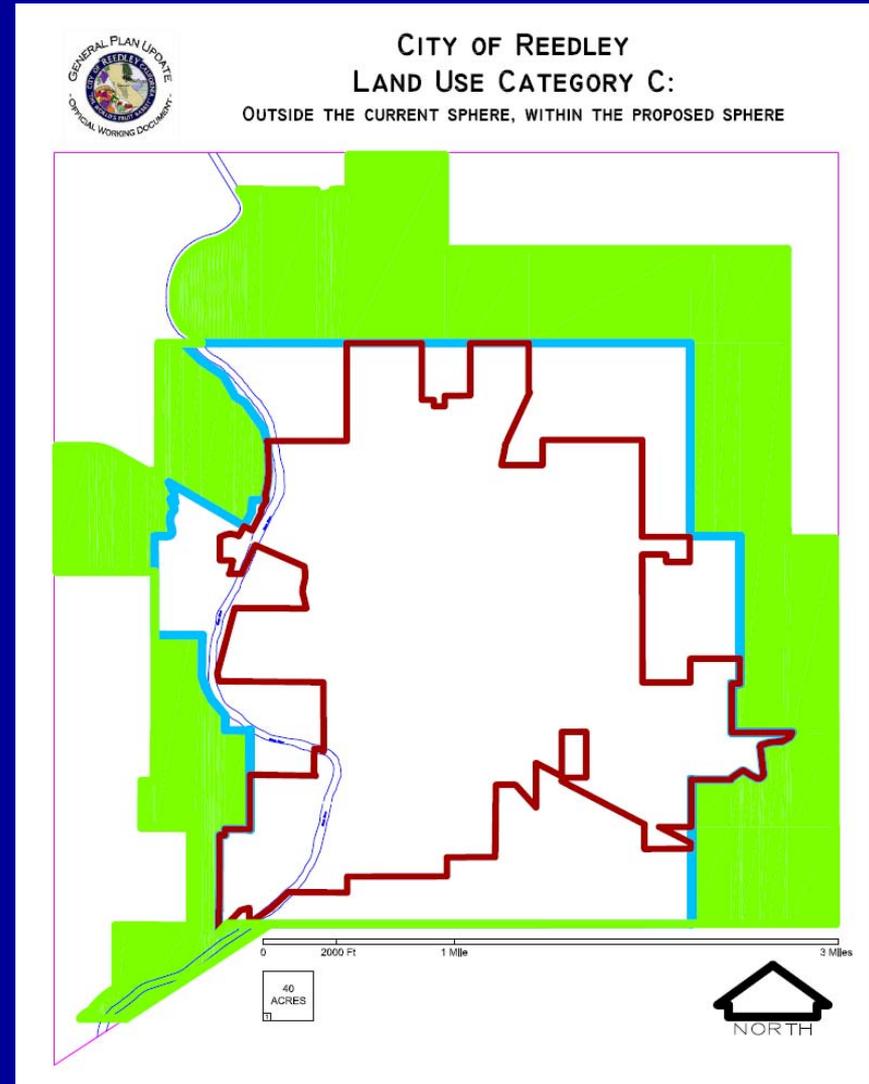


Density and Land Use Totals

4 Categories

Category C:

Outside the current sphere, within the proposed sphere

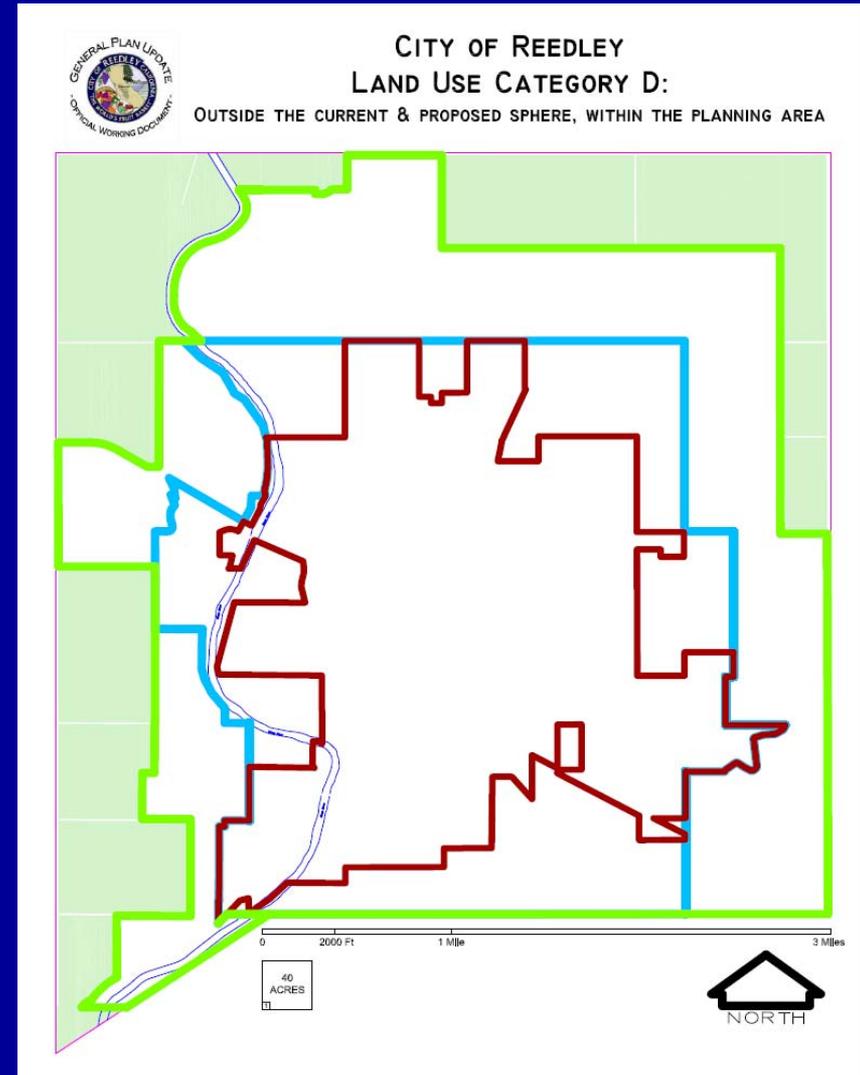


Density and Land Use Totals

4 Categories

Category D:

Outside the current & proposed sphere, within the planning area



Law Changes Effecting Housing

AB 32

- Requires that GHG (Green House Gas) Emissions be reduced to 1990 levels by 2020
- Emphasis on reducing VMT (Vehicle Miles Traveled) by increasing density of housing

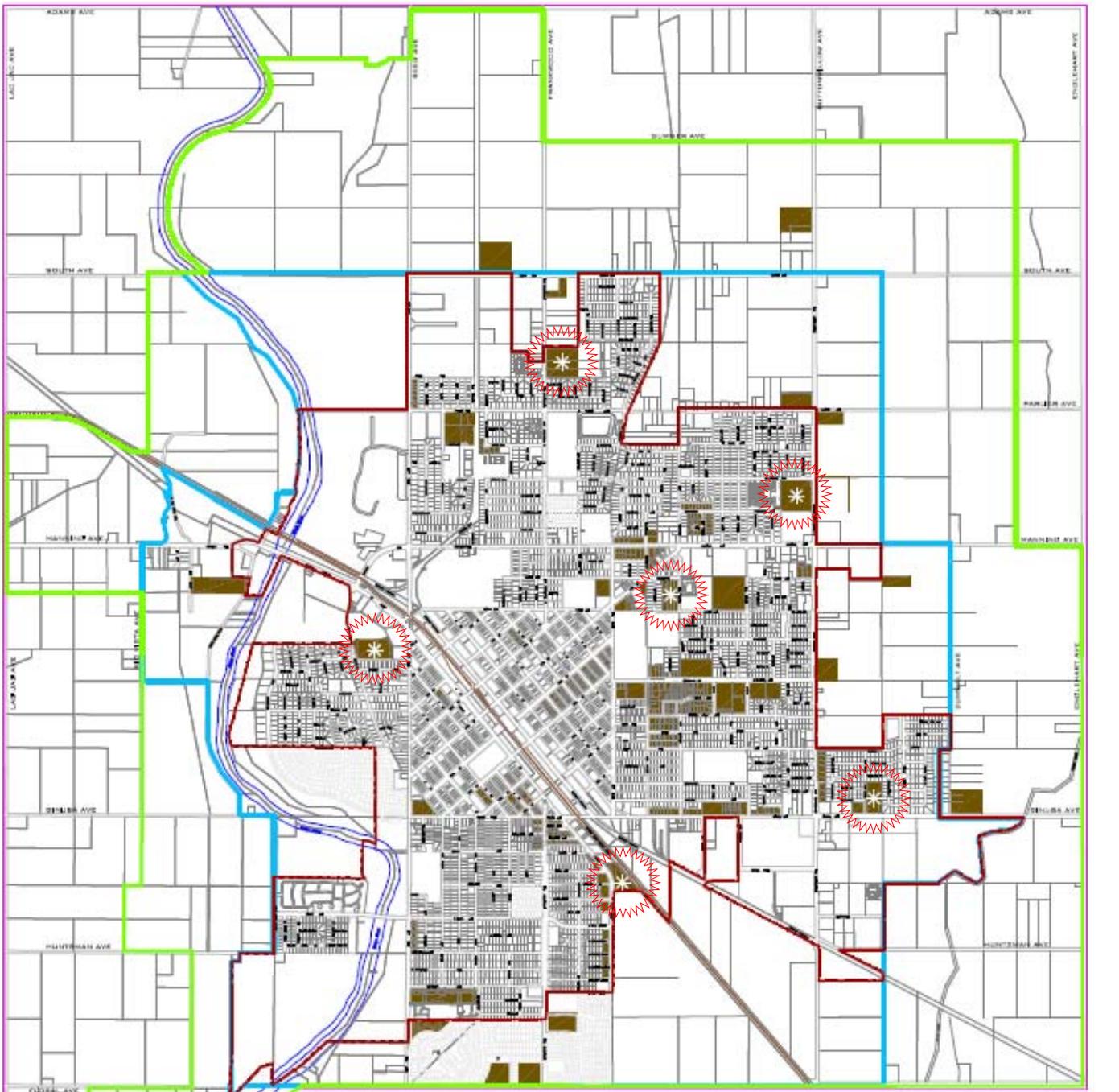
SB 375

- Ties transportation funding to RHNA (Regional Housing Needs Allocation) conformance
- Mandatory increase in housing density and available housing stock





CITY OF REEDLEY EXISTING AND PROPOSED HIGH DENSITY RESIDENTIAL SITES



RESIDENTIAL

- HIGH • EXISTING
(20-30 DU/ACRE)
- HIGH • PROPOSED
(20-30 DU/ACRE)

BORDERS

- EXISTING CITY LIMITS
(5,133 ACRES TOTAL)
- SPHERE OF INFLUENCE
(4,930 ACRES TOTAL)
- PROPOSED SPHERE OF INFLUENCE
(8,152 ACRES TOTAL)
- GEN PLAN STUDY AREA
(10,620 ACRES TOTAL)



1993 GENERAL PLAN TOTALS

	A: Inside the City limits			B: Outside the City limits, within the current sphere		
	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>
Estate Density Residential (1-2 DU Per Acre)	10	10	19	5	5	10
Low Density Residential (2-4 DU Per Acre)	0	0	0	5	10	20
Medium Density Residential (4-7 DU Per Acre)	1192	4767	8342	788	3152	5515
High Density Residential (7-20 Du Per Acre)	206	1441	4118	84	585	1672
HOUSING TOTALS	1407	6218	12479	882	3752	7217
Service Commercial	45	N/A	N/A	0	N/A	N/A
Limited Industrial	197	N/A	N/A	282	N/A	N/A
Heavy Industrial	73	N/A	N/A	386	N/A	N/A
Central Downtown Commercial	48	N/A	N/A	0	N/A	N/A
Neighborhood Commercial	0	N/A	N/A	2	N/A	N/A
Community Commercial	80	N/A	N/A	12	N/A	N/A
Office Commercial	3	N/A	N/A	0	N/A	N/A
Open Space	198	N/A	N/A	347	N/A	N/A
Public / Institutional Facility	335	N/A	N/A	378	N/A	N/A
Future Urban Development Area	0	N/A	N/A	0	N/A	N/A
Community Buffer	0	N/A	N/A	0	N/A	N/A
TOTAL ACREAGE	2387			2288		

ORIGINAL UPDATE DENSITIES

	A: Inside the City limits			B: Outside the City limits, within the current sphere			C: Outside the current sphere, within the proposed sphere			D: Outside the current & proposed sphere, within the planning area		
	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>
Suburban Residential (1 DU Per Acre)	10	10	10	0	0	0	267	267	267	0	0	0
Low Density Residential (3-8 DU Per Acre)	1606	4818	12848	859	2576	6869	1611	4834	12892	0	0	0
Medium Density Residential (8-20 DU Per Acre)	27	216	540	38	306	765	45	362	906	0	0	0
High Density Residential (20-30 DU Per Acre)	139	2780	4170	40	793	1190	22	446	668	0	0	0
HOUSING TOTALS	1782	7824	17568	937	3675	8824	1946	5910	14733	0	0	0

ORIGINAL UPDATE DENSITIES

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	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX DU's</i>
Service Commercial	69	N/A	N/A	0	N/A	N/A	52	N/A	N/A	0	N/A	N/A
Limited Industrial	217	N/A	N/A	205	N/A	N/A	481	N/A	N/A	0	N/A	N/A
Heavy Industrial	55	N/A	N/A	124	N/A	N/A	0	N/A	N/A	0	N/A	N/A
Central Downtown Commercial	38	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
Neighborhood Commercial	23	N/A	N/A	1	N/A	N/A	20	N/A	N/A	0	N/A	N/A
Community Commercial	129	N/A	N/A	92	N/A	N/A	259	N/A	N/A	0	N/A	N/A
Office Commercial	28	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
Open Space	230	N/A	N/A	160	N/A	N/A	257	N/A	N/A	0	N/A	N/A
Public / Institutional Facility	417	N/A	N/A	203	N/A	N/A	29	N/A	N/A	0	N/A	N/A
Future Urban Development Area	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2356	N/A	N/A
Community Buffer	0	N/A	N/A	0	N/A	N/A	112	N/A	N/A	0	N/A	N/A
TOTAL ACREAGE	2988			1722			3156			2356		

ADJUSTED DENSITIES

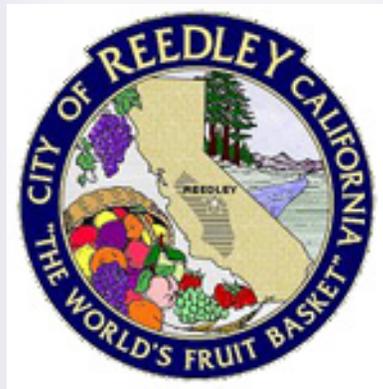
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	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>
Suburban Residential (1-4 DU Per Acre)	10	10	38	0	0	0	267	267	1070	0	0	0
Low Density Residential (4-8 DU Per Acre)	1606	6424	12848	859	3435	6869	1611	6446	12892	0	0	0
Medium Density Residential (8-20 DU Per Acre)	27	216	540	38	306	765	45	362	906	0	0	0
High Density Residential (20-30 DU Per Acre)	139	2780	4170	40	793	1190	22	446	668	0	0	0
HOUSING TOTALS	1782	9430	17596	937	4534	8824	1946	7521	15535	0	0	0

ADJUSTED DENSITIES

	A: Inside the City limits			B: Outside the City limits, within the current sphere			C: Outside the current sphere, within the proposed sphere			D: Outside the current & proposed sphere, within the planning area		
	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>	<i>Acres</i>	<i>MIN. DU's</i>	<i>MAX. DU's</i>
Service Commercial	69	N/A	N/A	0	N/A	N/A	52	N/A	N/A	0	N/A	N/A
Limited Industrial	217	N/A	N/A	205	N/A	N/A	481	N/A	N/A	0	N/A	N/A
Heavy Industrial	55	N/A	N/A	124	N/A	N/A	0	N/A	N/A	0	N/A	N/A
Central Downtown Commercial	38	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
Neighborhood Commercial	23	N/A	N/A	1	N/A	N/A	20	N/A	N/A	0	N/A	N/A
Community Commercial	129	N/A	N/A	92	N/A	N/A	259	N/A	N/A	0	N/A	N/A
Office Commercial	28	N/A	N/A	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A
Open Space	230	N/A	N/A	160	N/A	N/A	257	N/A	N/A	0	N/A	N/A
Public / Institutional Facility	417	N/A	N/A	203	N/A	N/A	29	N/A	N/A	0	N/A	N/A
Future Urban Development Area	0	N/A	N/A	0	N/A	N/A	0	N/A	N/A	2356	N/A	N/A
Community Buffer	0	N/A	N/A	0	N/A	N/A	112	N/A	N/A	0	N/A	N/A
TOTAL ACREAGE	2988			1722			3156			2356		

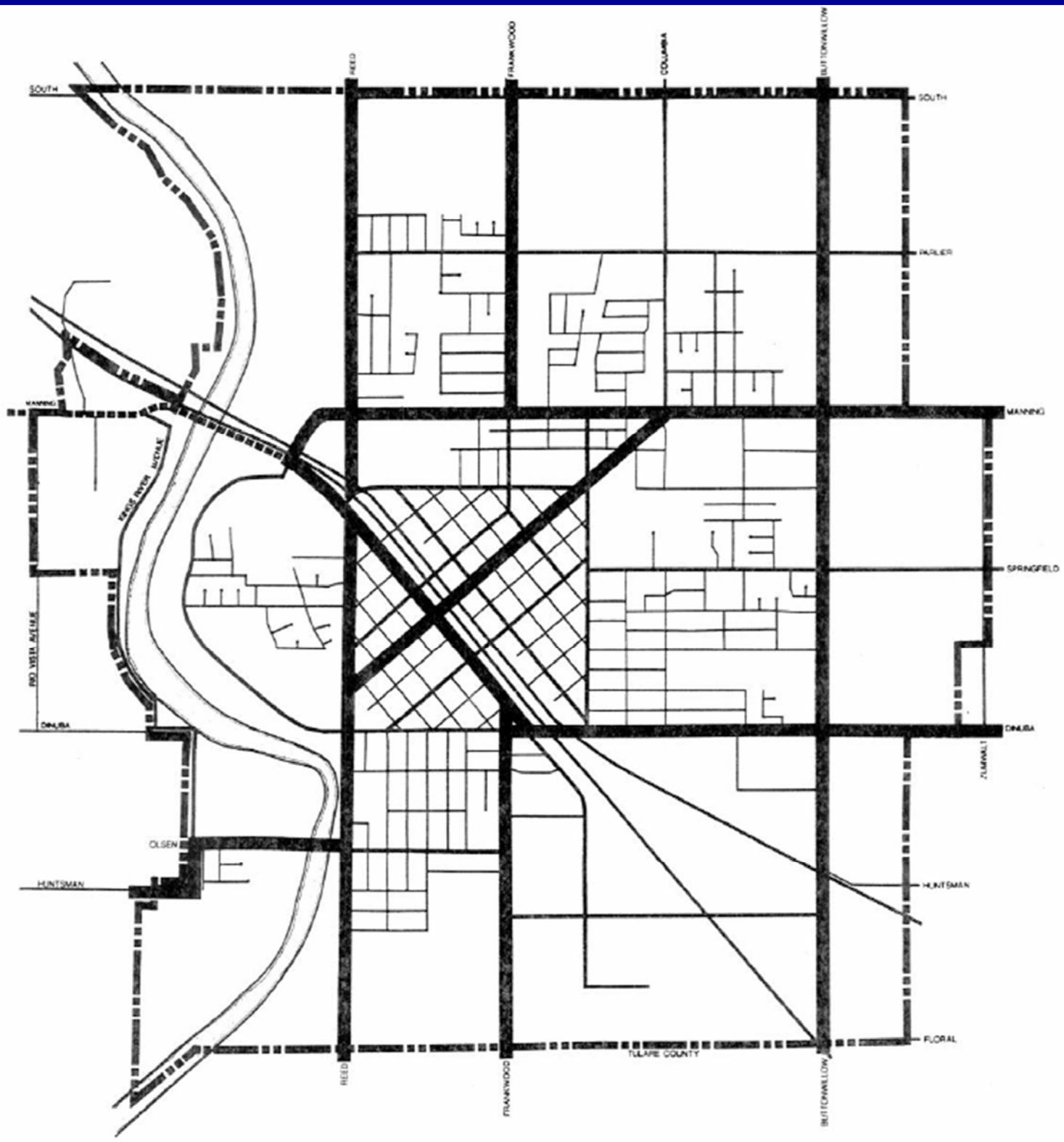
City of Reedley

Circulation Element



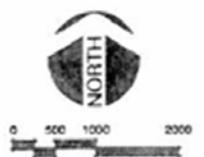
General Plan Update

2008



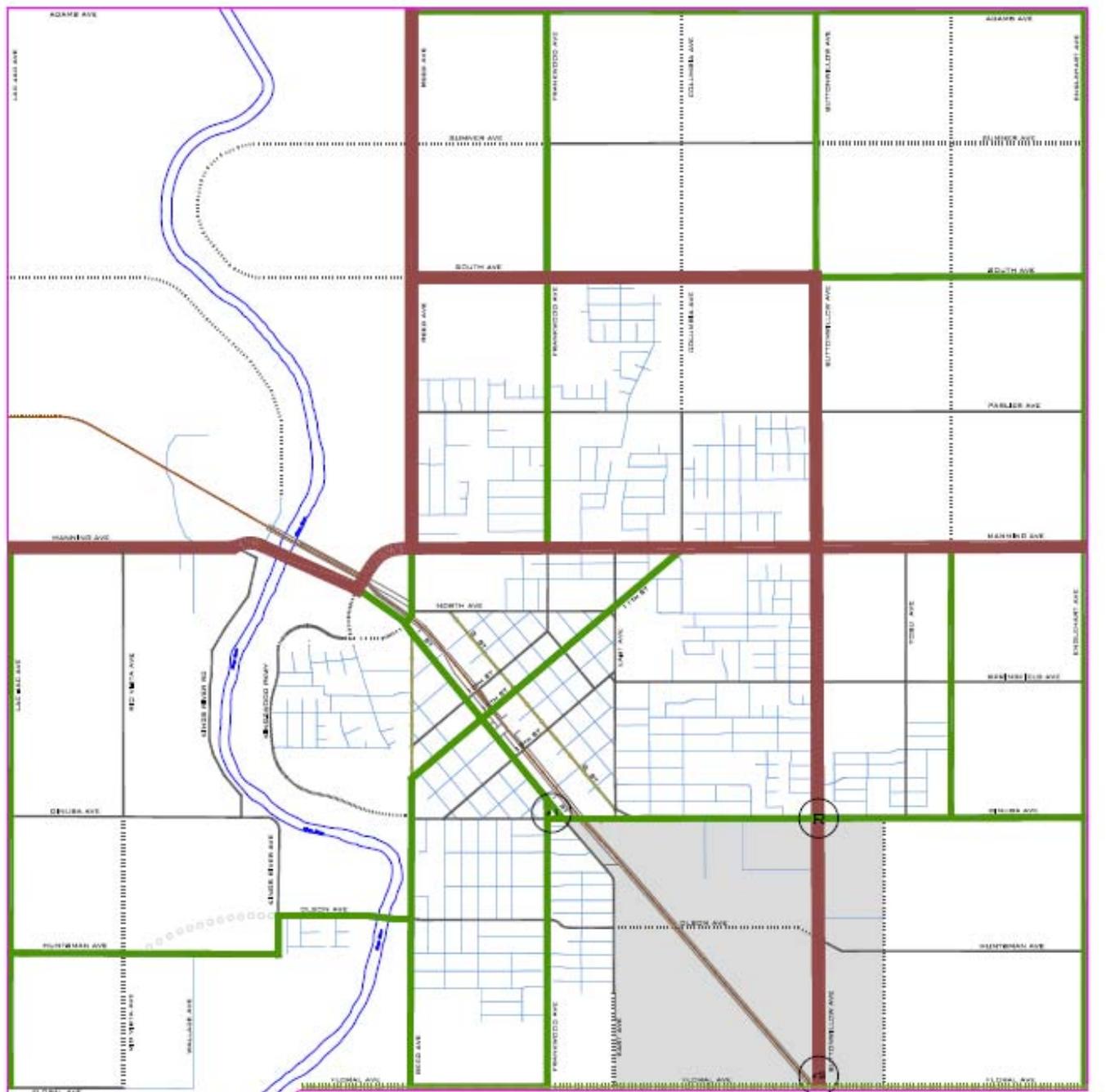
- Major Arterial Street
- Arterial Street
- Collector Street
- Local Street

FIGURE 8
STREET CLASSIFICATIONS





CITY OF REEDLEY CIRCULATION ELEMENT MAP



40
ACRES

STREET CLASSES

- MAJOR ARTERIAL
- ARTERIAL
- COLLECTOR
- LOCAL
- HISTORIC / SPECIAL STANDARDS
(= COLLECTOR STREET EXCEPT AT RURAL AVE)
- FUTURE PLANNED
(COLOR/LINEWEIGHT DENOTATE CLASSIFICATION)
- CONCEPTUAL

OTHER

- RAILROAD TRACKS
- SPECIAL STUDY / REFERENCE AREA
- ROUNDABOUT LOCATION
- SOUTHEAST INDUSTRIAL AREA
(SPECIFIC STREET STANDARDS APPLY)
- GEN PLAN STUDY AREA
(10,620 ACRES TOTAL)

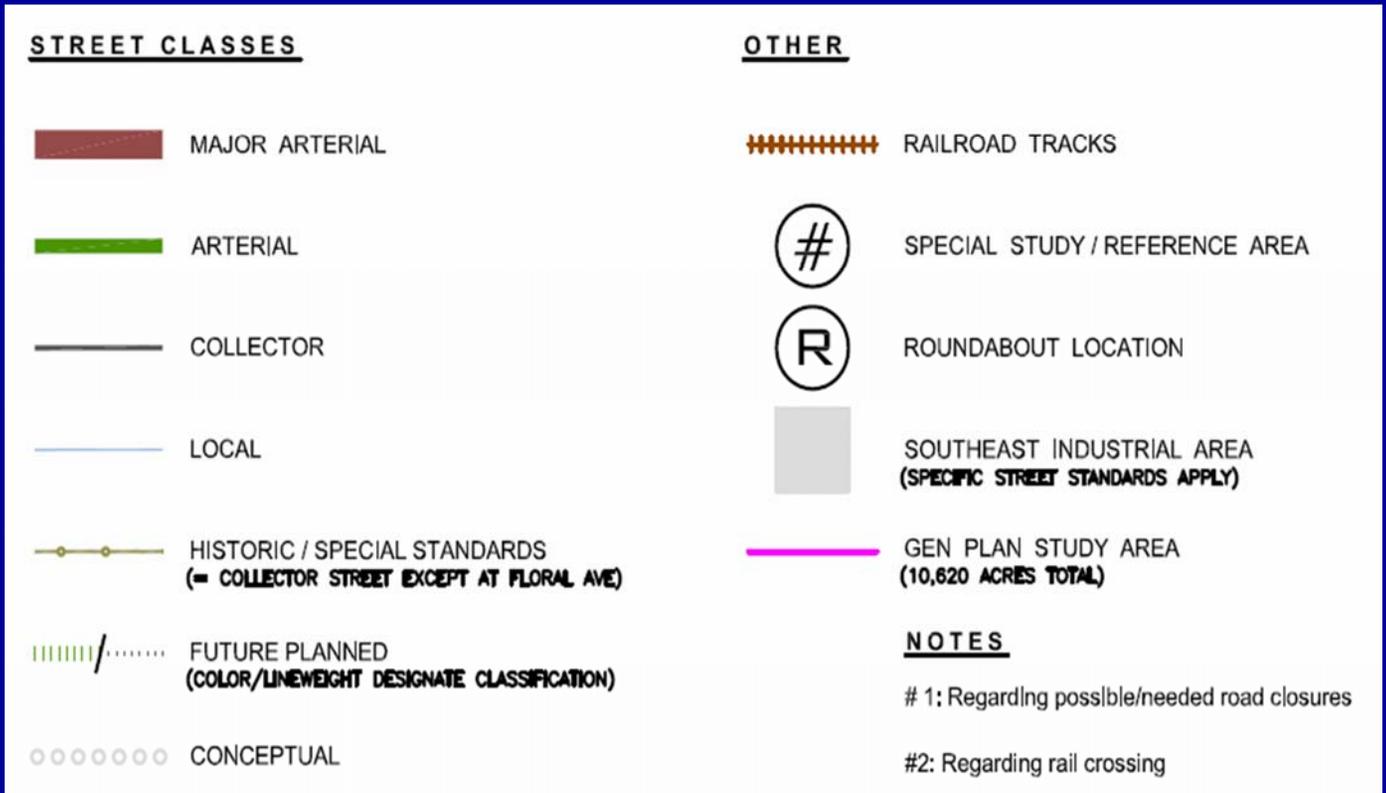
NOTES

- # 1: Regarding possible/needed road closures
- #2: Regarding rail crossing



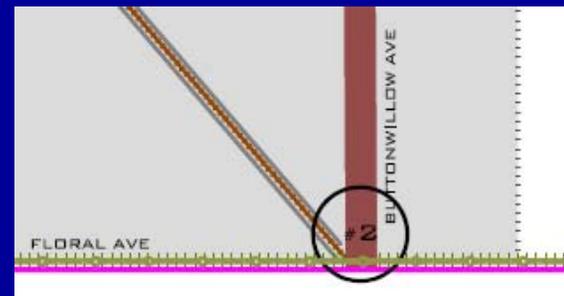
Circulation Element Map

Legend & Notes



Reed Avenue from I Street to 11th Street & G Street from North Avenue to East Avenue designated as a Historical Streets with special development standards

Special Study Areas include the intersections of I St at Buttonwillow and Dinuba Ave.'s and Buttonwillow and Floral Ave at the train crossing



City of Reedley Proposed Land Use Additions and Changes



General Plan Update 2008

Upcoming Schedule

December 1, 2008:

- Next General Plan Update Workshop
- Decision on land use and boundary alternative

December-March:

- Preparation of EIR
- Preparation of Circulation Element

March 1, 2009:

- Estimated start of Planning Commission Public Hearings for General Plan Update Adoption