

**CITY OF TULARE, CALIFORNIA
AGENDA ITEM TRANSMITTAL SHEET**

Submitting Department: DSD - Planning and Building Department

For Council Meeting of: September 6, 2005

Documents Attached: Ordinance Resolution Staff Report Other **9 None**

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AGENDA ITEM: Report regarding development/land vacancy and affirm current policy of encouraging development within the city's existing 20-year growth boundary line (UDL) rather than making any significant amendment changes to the 20-year growth boundary line.

IS PUBLIC HEARING REQUIRED: Yes No

BACKGROUND EXPLANATION: This item was continued from the August 16 meeting due to the lateness of the hour, and has been re-agendized for the September 6 meeting. Development in Tulare has been very strong and, with the number of subdivisions and annexations processed during the past 18 months, residential development has the potential to be extremely high. This year-end report is being provided to Council now, as the city is in the beginning stages of updating its General Plan (land use, circulation, open space and conservation elements). This report will give the Council the opportunity to determine if any policy direction is needed regarding the processing of annexations during the General Plan update. It is anticipated that General Plan update will be finished by the end of 2006.

Current inventory includes the following:

Vacant Single Family Residential:	1102 acres
Vacant Multi Family Residential:	215 acres
Vacant land inside the 20 Year Growth Boundary Line	2266 acres

Current policy is to encourage development within the city's existing 20-year growth boundary line rather than process significant boundary changes. With the current update of the city's General Plan underway, staff recommends continuing with the current policy of encouraging development within the 20-year boundary line. There appears to be sufficient lands within the current 20-year line to accommodate growth until the new general plan is finished. Minor changes to the 20-year growth boundary are expected to occur with the new high school as a small portion lies outside the city's 20-year growth boundary line, and there may be other minor changes over the short term as well. The attached exhibit depicts vacant lands inside the city and inside the 20-year growth boundary line.

Additionally, staff needs direction from the Council whether new request for changing the current general plan should be processed during the general plan update, or should they should be reviewed as part of the general plan update. For instance, recently a developer approached staff requesting to amend the general plan on a 19 acre site from commercial and urban residential to strictly suburban residential. The city is investing a considerable amount of money on the general plan update, perhaps it would be prudent to allow consideration of significant land use changes during that process.

STAFF RECOMMENDATION: Affirm Council policy to encourage development within the current 20 year growth boundary prior to any significant amendments to 20 year growth boundary line.

IS ADDITIONAL (NON-BUDGETED) FUNDING REQUIRED: Yes No

Signed: Mark S. Kielty

Title: Planning & Building Director

Date: August 31, 2005

Liaison Approval _____