

Memorandum

November 29, 2004

TO: Open Space Commission

FROM: Mitch Sears, Open Space Planner

SUBJECT: Covell Village Project Review – Continued Discussion

At its November meeting the Commission received a presentation from the applicants for the Covell Village development project. The Commission discussed a broad range of issues, including a brief discussion regarding the scale of the project. Following its discussion, the Commission made preliminary recommendations to the City Council (see November 1, 2004 meeting minutes).

One of the primary issues identified by staff in its review of the proposal is how the amount of land converted to urban uses compares to the identified and quantifiable need. This has a direct effect on the potential impact to open space and agricultural resources. Though the Commission touched on this issue during its discussion (and in its motion), staff believes that additional examination of this issue will benefit decision makers and provide for a more informed decision making process. This is especially true as the forthcoming project environmental impact report will examine several alternatives to the current proposal. These alternatives range from providing an equal number of housing units on site south of Channel A to distributing the units to multiple smaller sites throughout the city.

The purpose of the agenda item is to allow the Commission to discuss how alternatives to the current proposal might affect open space and agricultural resources. In addition, information on the review schedule for the project EIR will be discussed at the meeting. No action is being requested of the Commission at this time.