

March 4, 1994
REPORT TO THE HONORABLE
MAYOR AND CITY COUNCIL

NORTH CITY FUTURE URBANIZING AREA - PROPOSED BALLOT PROPOSITION

SUPPLEMENTAL REPORT

This report supplements our report dated February 28, 1994.

Copies of proposed changes to three sections of the proposed ordinance, together with a copy of our February 28 report, are attached. The changes, in our opinion, significantly improve, from a legal standpoint, the clarity of the ordinance.

The changes to Section 9 make it clear that no developer will be able to obtain a tentative subdivision map, rezoning or building permits until a subarea plan is approved by the City for the land and until the project proposed to be built is found to be in conformance to the plan.

The changes to Section 10 clarify that traffic impacts on contiguous communities from developments in any subarea will be mitigated.

Finally, the changes to Section 12 clarify that developers with existing discretionary entitlements will not lose any of such entitlements if the ballot proposal is approved by the voters.

Respectfully submitted,
JOHN W. WITT
City Attorney

HOV:ps
Attachments
RC-94-15
TOP
TOP