

To: **Mayor and City Council**
 Through: **Ryan Schroeder, City Manager**
 From: **Jim Hartshorn, Community Development Director**
 Date: **February 8, 2021**

Subject: Renaissance Plan Discussion

BACKGROUND INFORMATION:

During the January 8th, 2021 meeting, the Council requested to hold a discussion around the Renaissance Plan Update that was accepted back in 2017.

The original Robert Street Renaissance Plan was adopted in 2001, which provided a design framework for redevelopment of Robert Street and the immediately adjacent properties.

After the completion of the Robert Street reconstruction, a Renaissance Plan Update was drafted to continue the improvements of key project areas adjacent to Robert Street, such as the northern section of South Robert Street (The Gateway), Signal Hills mall, and the creation of a town-center-district. While some of these concepts and ideas were implemented, as well as some zoning changes, the plan update for not formally adopted by the City Council.

On June 26, 2017, the City Council approved a resolution that accepted the plan, but intentionally did not adopt the plan. As stated specifically in the acceptance resolution, by accepting the plan and not adopting it, the City would not be legally bound to implement the recommendations in the plan. The plan would simply act as a resource as the City developed the Comprehensive Plan Update for future redevelopment projects and policy decisions.

While the Comprehensive Plan and Zoning Ordinance take precedence over the Renaissance Plan when reviewing development plans, multiple components still overlap. With multiple documents and long term plans (2040 Comprehensive Plan, current zoning ordinances, and the updated renaissance plan), conflicting interpretations and priorities can develop. Therefore, City Staff is requesting further direction and discussion around the concepts and recommendations of the Renaissance Plan Update. More specifically, if any code changes and/or amendments need to be made to align with any recommendations.

FISCAL IMPACT:

		Amount
Fund:		N/A
Department:		
Account:		

STAFF RECOMMENDATION:

City Staff is requesting discussion and direction from the Council on how City Staff should incorporate the Renaissance Plan Update, if at all. Additionally, if any code changes and/or amendments should be made.

ATTACHMENTS:

Renaissance Plan Update