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## Next Steps for the Downtown Strategy

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NEXT STEPS WORK PLAN AND SCHEDULE	May	June	July	Aug	Sep	Oct	Nov	Dec
1. City Council decides on model for Revised Draft Plan - 5/9	■							
2. Staff and Plan consultants revise Draft Plan based on Council model	■	■	■					
3. EIR consultant selection process (to follow requirements per grant)		■	■					
4. Agencies review EIR Notice of Preparation (30 days)		■	■					
5. Planning Commission, Advisory Committee receive Revised Draft Plan			■					
6. Planning Commission reviews Revised Draft Plan for EIR preparation			■	■				
7. EIR consultant undertakes preliminary Draft EIR research			■	■				
8. Planning Commission holds Draft EIR scoping meeting - 7/16				■				
9. EIR consultant prepares Draft EIR				■	■			
10. Public review of Draft EIR (45 days)				■	■	■		
11. Planning Commission holds Draft EIR public hearing					■	■		
12. Planning Commission reviews Revised Draft Plan for final revisions					■	■		
13. EIR consultant prepares Final EIR						■	■	
14. Staff and Plan consultant prepare Final Plan							■	■
15. Final EIR public review							■	■
16. Final Plan public review							■	■
17. Planning Commission considers Final EIR for recommendation							■	■
18. Planning Commission considers Final Plan for recommendation							■	■
19. City Council certifies EIR								■
20. City Council adopts Final Plan								■

■ Specific Plan    ■ Environmental Impact Report

Chart is part of the document "Continued consideration of the Draft Lafayette Downtown Strategy and Specific Plan" found on the City's web site at <http://lafayette.waterware.com/docushare/dsweb/View/Collection-404>

After getting off to a somewhat contentious start at an all day public forum to gather input from citizens on May 9, the two meetings the following week were substantially more collegial, but there still is a long way to go to get a final version of the Downtown Strategy and Specific Plan adopted.

□ The Next Steps Work Plan and Schedule chart above outlines the twenty steps to an anticipated December approval. Milestones along the way include Planning Commission reviews Revised Draft Plan for EIR preparation in late June, early July, Staff and Plan consultant prepare Final Plan in late October, early November, to City Council adopts Final Plan in mid-December. Throughout the process the public is welcome to comment.

□ "The Council completed its development of a Project description for the EIR in terms of heights and densities in each of the Plan's districts. The Council also agreed to lesser intensity and higher intensity alternatives for the EIR," said Ann Merideth, Community Development Director. "The Plan will be revised by early summer and the EIR will be prepared thereafter."

□ Indeed height has been a sticking point for many residents, the Lafayette Homeowners Council (LHC) as well as the Planning Commission. The LHC recently

proposed that properties along Mount Diablo Boulevard 25 feet tall would be allowed, and 35 feet could be conditionally approved. What most everyone does agree on is the irregularity of heights along Mt. Diablo is what makes the area visually interesting. Translating that into zoning language will surely be challenging.  "We need to find a way of putting in regulations that encourage differences as you walk down the street," said Council Member Brandt Andersson. "The Planning Commission report is a good starting point."

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