

CIRCLE S DESIGN CONCEPT AND REGULATING PLAN TIMELINE
(Updated- August 9, 2011)

Task	Action	Description	Participants	Deadline
Task 1	Joint Study Session with Planning Commission and City Council	The CDC will present site redevelopment concept for Circle S and will discuss strategies for entitlement and implementation. We will prepare materials for a brief gallery to allow members of the Council, Commission, and general public suggest ideas for site development.	City Council Planning Commission General Public	March 7, 2011 
Task 2	Meeting with Subcommittee to review comments received at the March Study Session	The CDC will meet with the Circle S Subcommittee to discuss the comments received at the Study session and refinements made to the Conceptual Plan based on this initial round of input.	Circle-S Subcommittee	May 11, 2011 
Task 3	Study Session with Planning Commission and City Council #2	The CDC will present a site design that incorporates the comments that were received at the March 7, 2011 joint City Council and planning Commission session. A brief gallery session will be held to allow members of the Council, Commission, and general public review the changes made.	City Council Planning Commission General Public	July 5, 2011 
Task 4	Preliminary 'check-in' with Development Community and stakeholders	The CDC will meet with members of the development community and key stakeholders to solicit their feedback about the development code's required elements. We will fine-tune the code to reduce identified obstacles to implementation.	Development Community and Stakeholders	August 29
Task 5	Meeting with Subcommittee to Present the Draft Development Code	The CDC will meet with the Circle-S Subcommittee to present and discuss a draft Regulating Code. CDC will prepare high-quality graphic hand-outs for each member to retain and review. The CDC will then modify the draft code based on input from Staff and the Subcommittee.	Circle-S Subcommittee	Early September
Task 6	Kick-off CEQA process	The draft code will form the basis of the CEQA process. A 45-day public review period will be required.	Public comment period	Mid-September
Task 7	Community meeting/Study Session with City Council and Planning Commission	The CDC will present the Draft Regulating Plan and CEQA study to the Council, Commission, and general public for input.	City Council Planning Commission General Public	Late September
Task 8	Public hearing to recommend adoption by the Planning Commission	Public hearing for review of the Plan and associated CEQA documents for adoption. The Planning commission will consider making a recommendation to the council for approval.	Planning Commission	Early October
Task 9	Public Hearing for adoption by the City Council	Final Public hearing for review of the Plan and associated CEQA documents for adoption.	City Council	Late October