



# COMMUNITY DEVELOPMENT DEPARTMENT

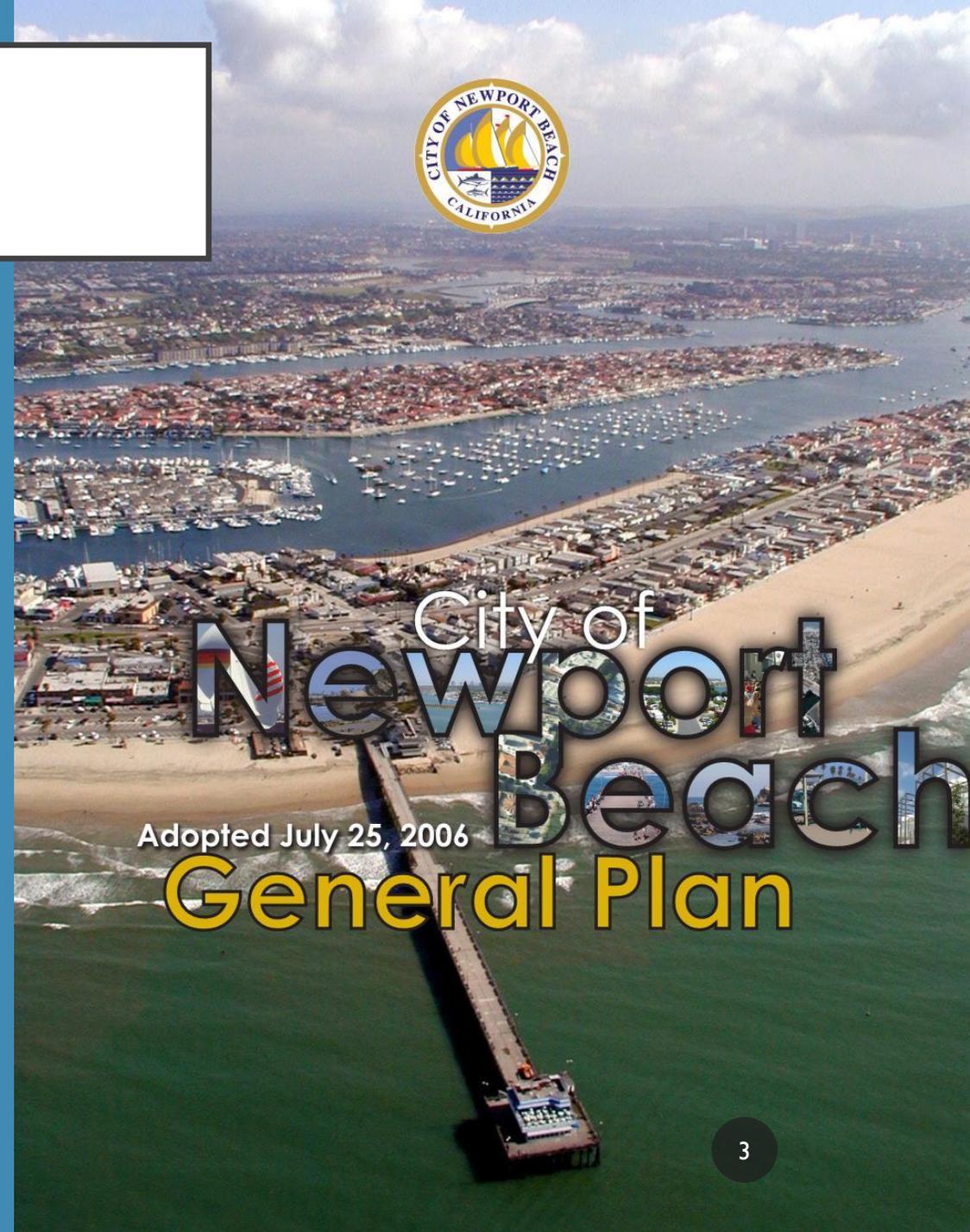
City Council Planning Session  
January 29, 2018

## DISCUSSION

- General Plan Update – Where have we been and do we go forward?
- How might we best characterize success or failure of past Land Use changes, with a focus on Marine Commercial Uses?

# GENERAL PLAN WHERE HAVE WE BEEN?

- November 14, 2017 – General Plan Discussion – we discussed...
  - ✓ What an update process would look like.
  - ✓ Forming a Committee to be part of the update.
  
- We chose to wait and come up with a process.



## CURRENT STATUS

- Housing Element Update required in late 2021.
  - ✓ Regional Housing Needs Assessment (RHNA) available 2020.
- Studying sea level rise in compliance with AB691.

# LOOKING AT THE SCHEDULE BACKWARDS

- Housing Element Update required in late 2021.
- Housing Numbers (RHNA) available 2020.
- Could begin GP Update in 2019.
- **What could we do before 2019?**



## CONCEPT #1 - LISTEN, TALK, AND LEARN

- Determine the issues and concerns of the community both residents and business owners.
  - What's going well, what's going less well?
  - How did the last GP Update process go?
  - Address Mayor Duffield's concern to verify what we wanted to happen DID happen?
  - How are Marine Commercial uses affected?

What  
Works?



What Doesn't  
Work?

## CONTINUE – CONCEPT #1

- Gather information via a series of community meetings, and survey (and possibly more).
  - A meeting in each district, focused on citywide as well as neighborhood issues.

✓ Start update of General Plan in 1<sup>st</sup> Quarter of 2019

## CONCEPT #2 – START UPDATE NOW

- Bring on a consultant to assist.
- Consider forming a committee - w/ Residents, Commissioners, City Council – & others?
- Consultant helps facilitate community input – method and means TBD.
- Set forth scope of GP Update

## CONCEPT #3 - BLENDED

- Something in between Concept #1 and Concept #2
  - More rapid listen, talk and learn phase.
- ✓ Start Update in Fall 2018

# SCHEDULE

2018

- Listen, Talk, Learn
- Community Engagement
- Evaluate Uses
- Marina Uses

2019

- Start GP Update
- Engage with a Consultant
- Form a Committee
- Gain Stake Holder Input

2020

- Community Engagement
- Draft GP Language
- Environmental Review

Late  
2021

- GP Complete

# SUMMARY

#1 – Learn, Talk, Listen, Start GP Update 2019

#2 – Start GP Update Now

#3 – Blended, Learn, Talk, Listen (quicker) Start Late 2018



# COMMENTS & QUESTIONS?

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# LAND USE CHANGES, COMMERCIAL MARINA USES

- Review Changes to Land Use.
- Review Changes in Commercial Marina Uses. (Were the changes successful?)

What Works?



What Doesn't Work?

## CRITERIA TO CHARACTERIZE USES?

- Was the new land use utilized?
- Property value appreciation.
- Vacancy rates.
- Identify & quantify marine commercial uses.
- Identify marine uses missing or needed.
- Report and share during a listening tour