

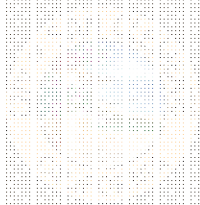


February 25, 2019
Community Meeting
Pier Bowl Specific Plan Update



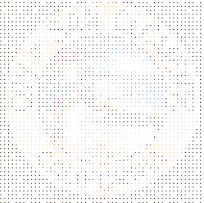
Overview

1. Background
2. Project Objectives
3. Schedule
4. Summary of Changes



Background/Phased Work Program

- | | |
|----------------|---|
| Completed 2015 | 1. Mixed Use/Commercial Zones and Maps |
| Completed 2018 | 2. Complete Zoning Update |
| Underway | 3. Coastal Specific Plans |
| Start 2019 | 4. Inland Specific Plans and Zoning changes |



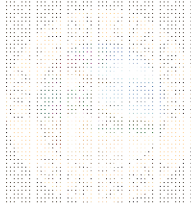
Project Objectives

1. Improve organization and maps
2. Update so plan is current
3. Consistency with General Plan and Coastal Land Use Plan
4. Implement policies/vision for area



Schedule

Milestone	Timeframe
Planning Commission study session	December 2018
30 day public review and community meeting Release March 1st	February-March 2019
Planning Commission (assume 2 hearings)	March-April 2019
City Council hearing (assume 2 hearings)	April-June 2019
Share draft with Coastal Commission	June 2019



Summary of Changes

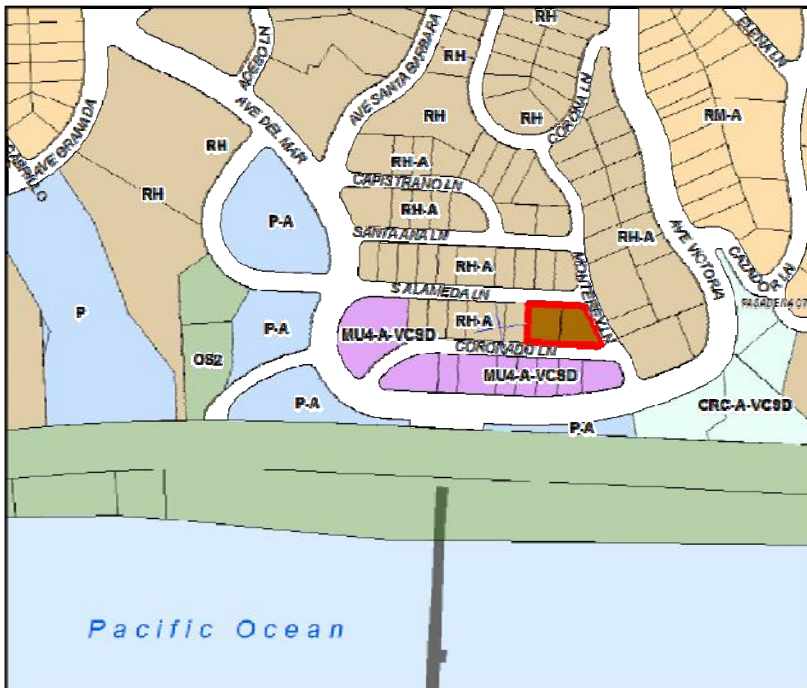


Pier Bowl Area



Mixed Use on Coronado Lane

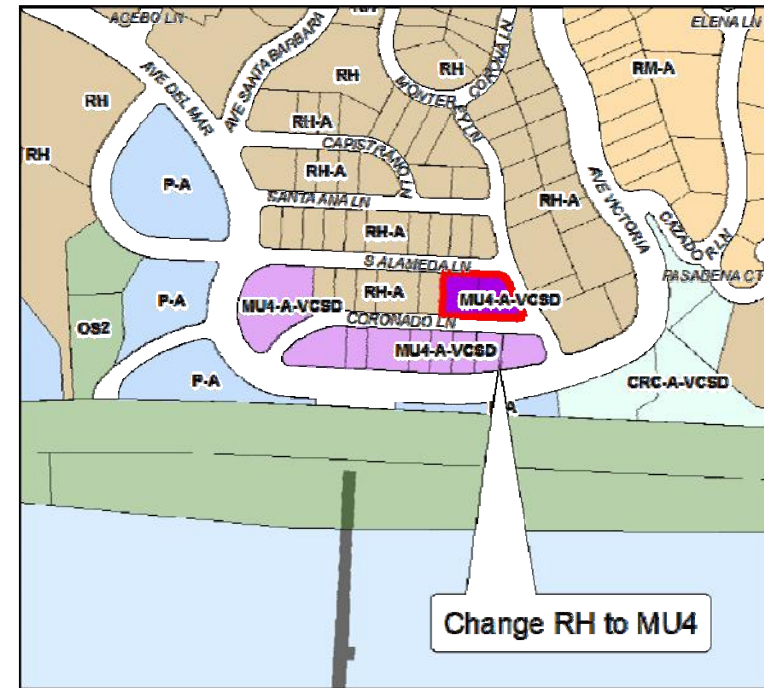
Existing General Plan



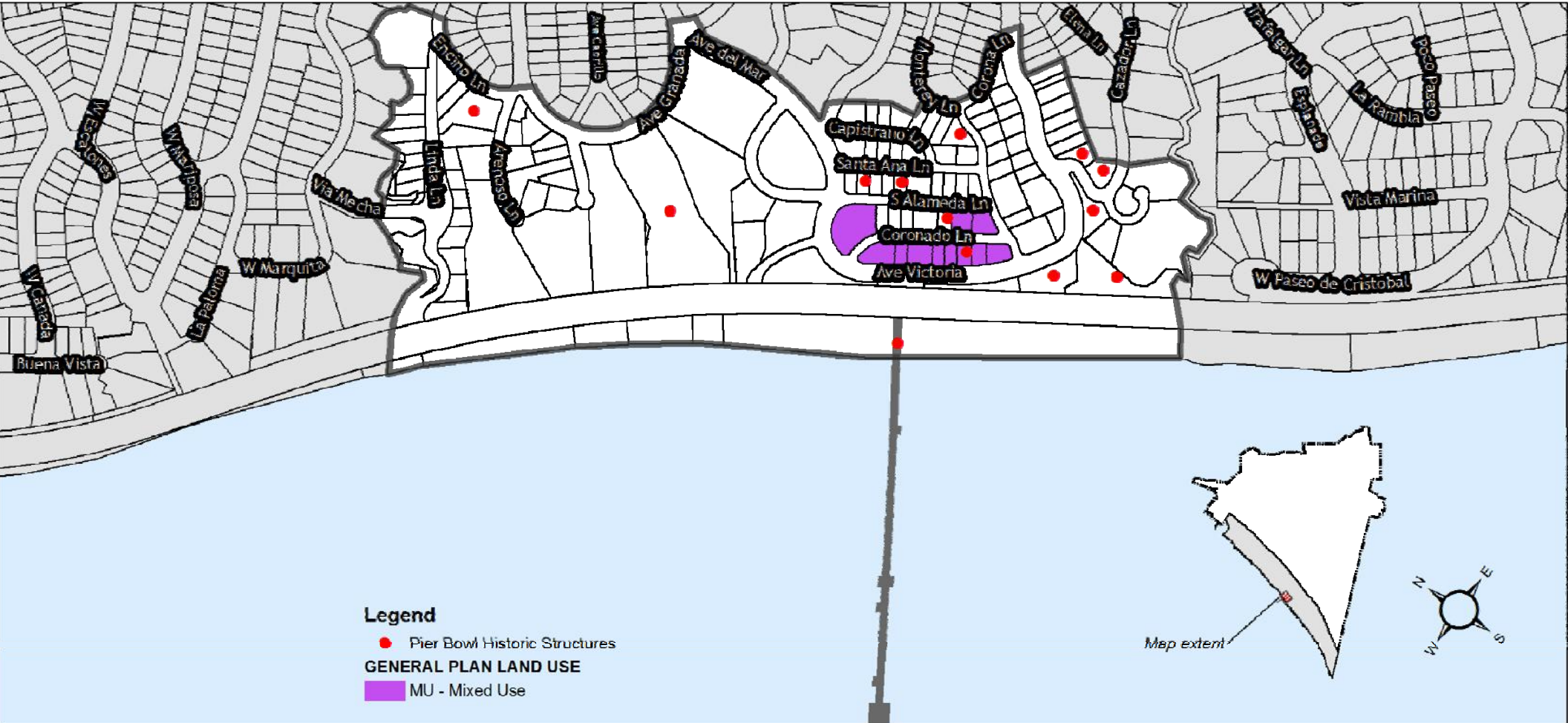
LEGEND

- MU4 area
- RH area

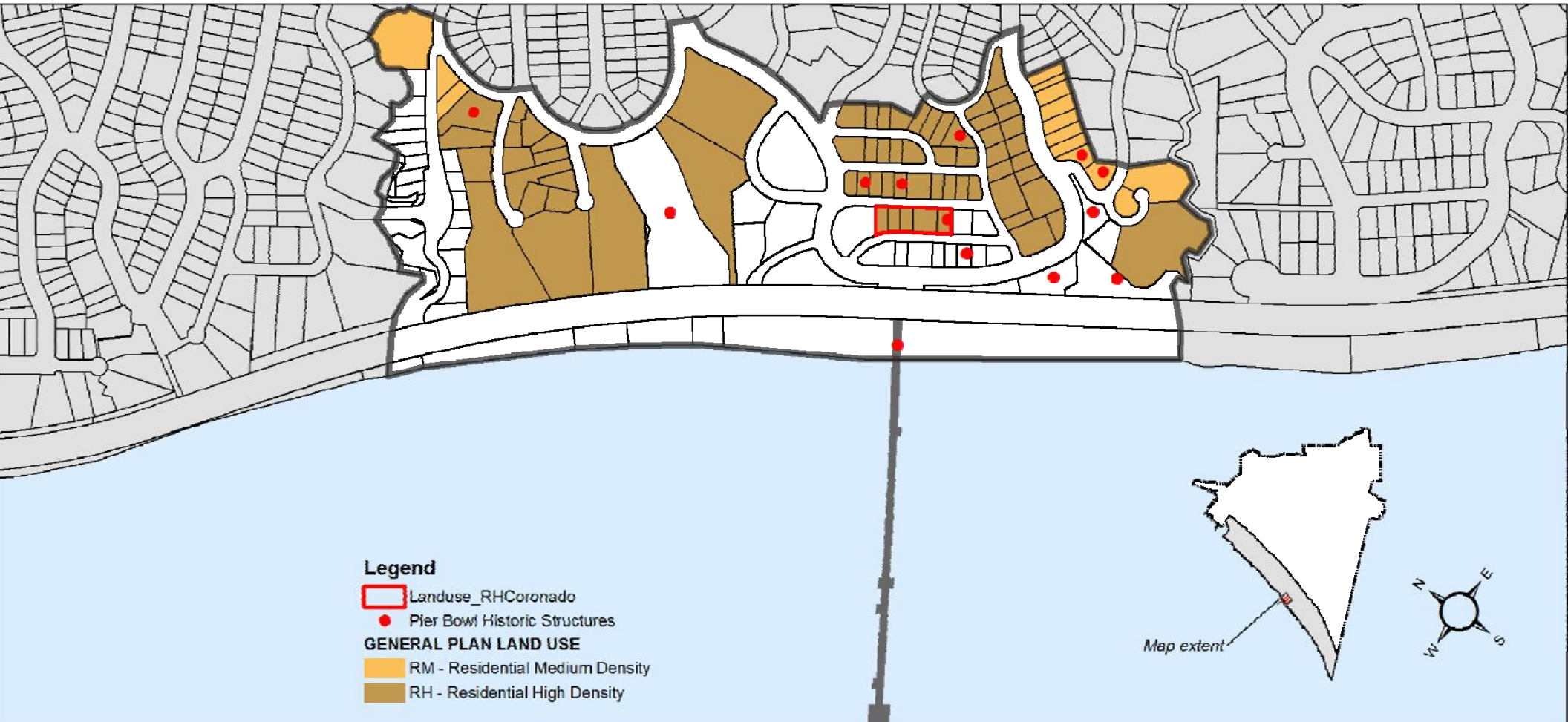
Local Coastal Program: RH to MU4



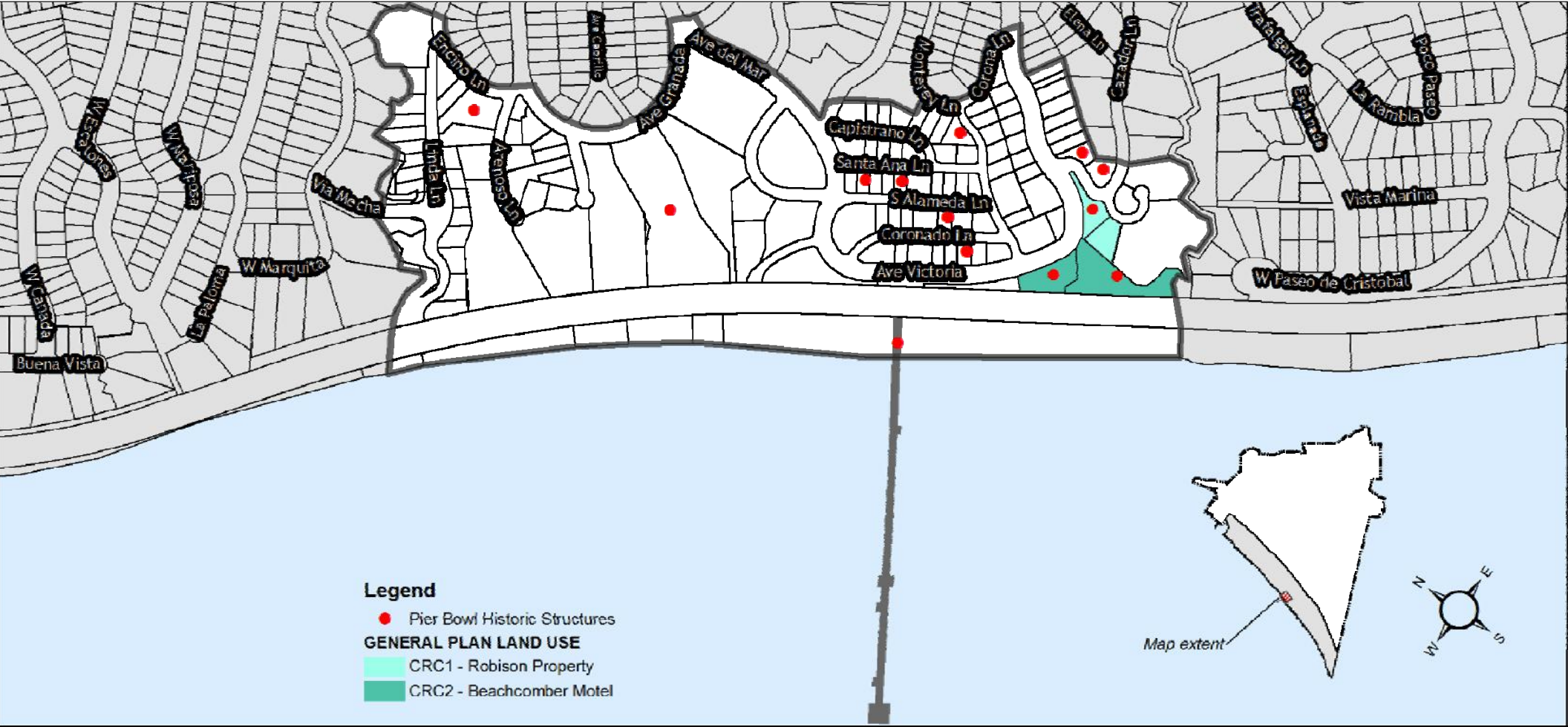
Mixed Use 4 Pier Bowl Core



Residential Areas



Coastal Recreation Commercial Areas



Open Space



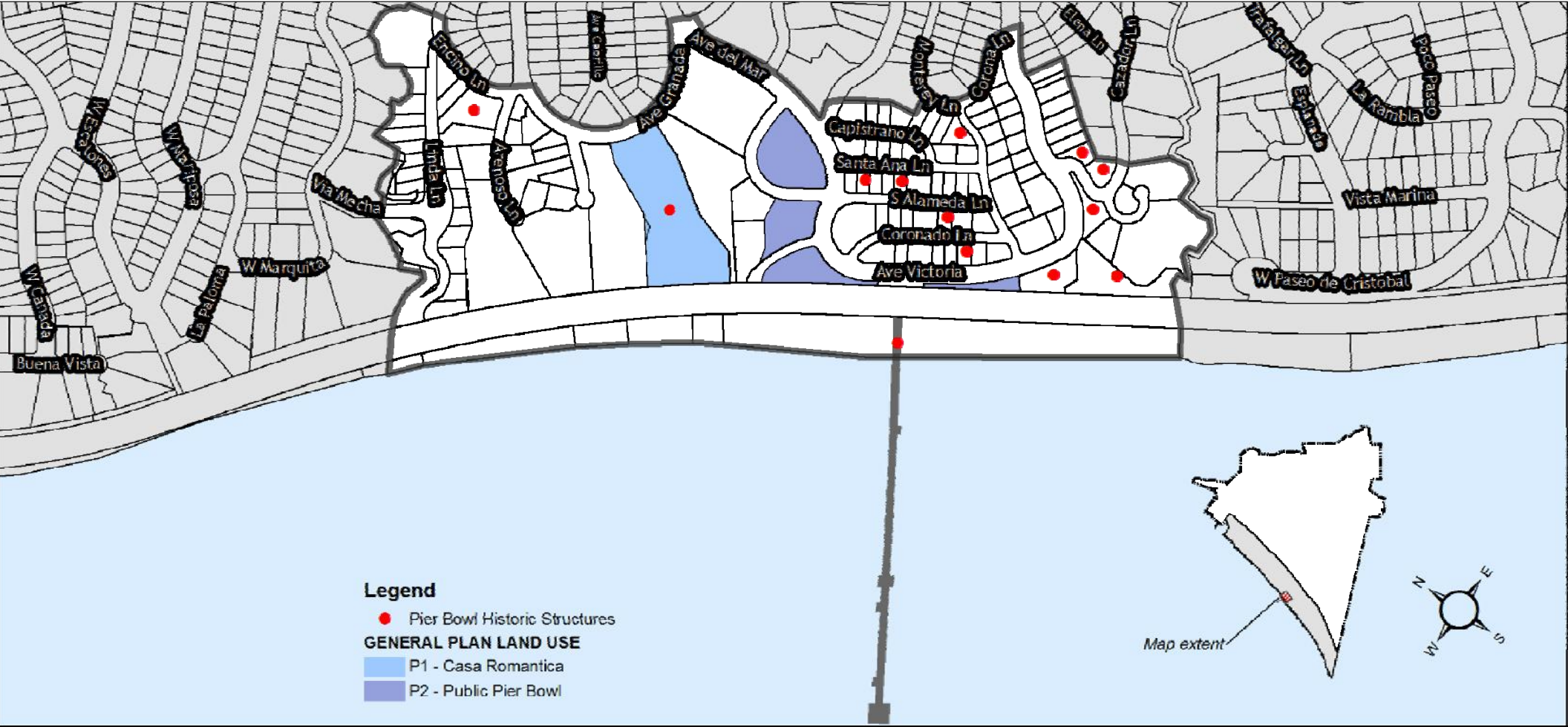


Marine Safety Relocation

1. LUP policy for relocation
2. Update will provide options



Public Facility Areas

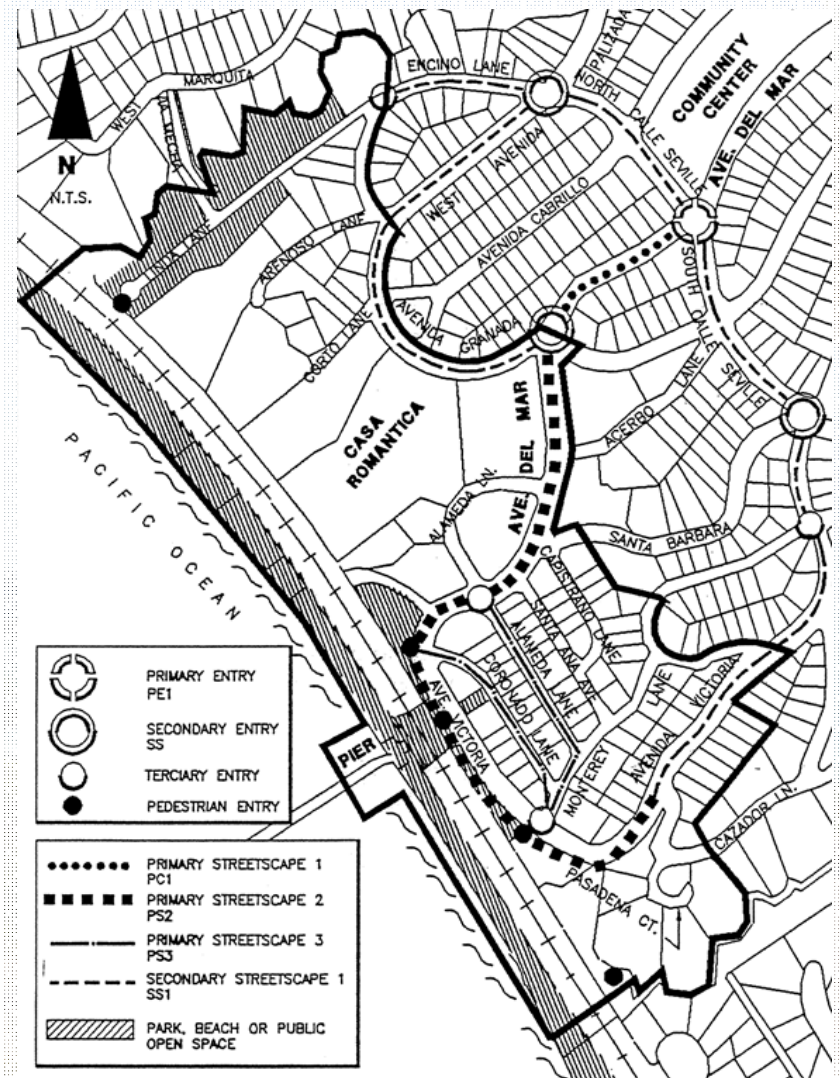


Design Guidelines

1. Clarified roof/color guidelines
2. Updated tree list for new coastal policy
3. Streetscapes/entries in-and-out Pier Bowl
4. Coronado Lane/Alameda Lane



Existing Streetscapes



Public Comment/Q&A

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