

MOU Public Workshop #1—Land Use Planning Context and Approach

1. *MOU Topics – Definition, Scope, Agreement Sought, & Schedule*

The Phase 2 MOU process will be conducted by addressing a series of key topics as needed to clarify and guide the preparation of the ‘Entitlement Documents’ during the subsequent Phase 3 of the Master Development Program. Five sub-topics have been identified and will be the focus of City staff work, discussions with MR, coordination with the Coastal Commission, and Public Workshop review.

- 1) *MOU Topic #1: Components of Land Use Planning Context*
- 2) *MOU Topic #2: Key Factors Influencing the Land Use and Development*
- 3) *MOU Topic #3: Clarifying and Documenting Infrastructure Requirements and Financing Strategy*
- 4) *MOU Topic #4: Identifying Special Real Estate Land Transactions*
- 5) *MOU Topic #5: Articulating the Functions and Terms of the Master Development Agreement*

2. *Illustrative Plan Update*

The *Illustrative Plan* contained in the Development Strategy Report has and will be refined and revised during the MOU process. This effort is underway, reflecting public comments and direction of the City Council. The recent update focused on the North Mill Site rail-related uses and refinement of the proposed land use designations.

3. *Establishing an Optimal Approach to the Entitlement Documents*

An agreement should be reached regarding the approach to establishing land use approvals and related environmental review including the appropriate mix and timing of an LCP amendment and applicable zoning districts and rezoning, policy language, CEQA (Programmatic EIR), Financing Plan, Development Agreement, Master Vesting Tentative Map.

4. *Further Clarifying and Conforming to Coastal Commission Policies*

The Coastal Act favors development projects in the Coastal Zone that serve priority uses as defined by the Coastal Act which include visitor serving uses, open space, parks, coastal access, and coastal dependent uses. The Coastal Act also includes policies to protect open space and natural communities, ensuring adequate City services to support priority uses.

5. *Rail-Related Land Use Regulations*

It is necessary as part of the broader land use planning and regulation effort, to resolve the nature of land use regulations (zoning and CDP procedures) as applied to the spatial areas designated ‘rail-related’. An innovative approach to such regulations has been developed involving the creation of a new base ‘rail-related’ zoning district, that provides use by right, objective standards, and a process for collaboration with any federal or state regulating agencies involved). The new zoning district would also specify how ‘mixed uses’ (rail and commercial) or change of use from rail-related to other permitted uses would occur, all in the context of Coastal Act Policy and CDP procedures.