

200 Packet Landing Road (Harbor Bay Health Club Site)



Public Hearing: General Plan
and Zoning Evaluation

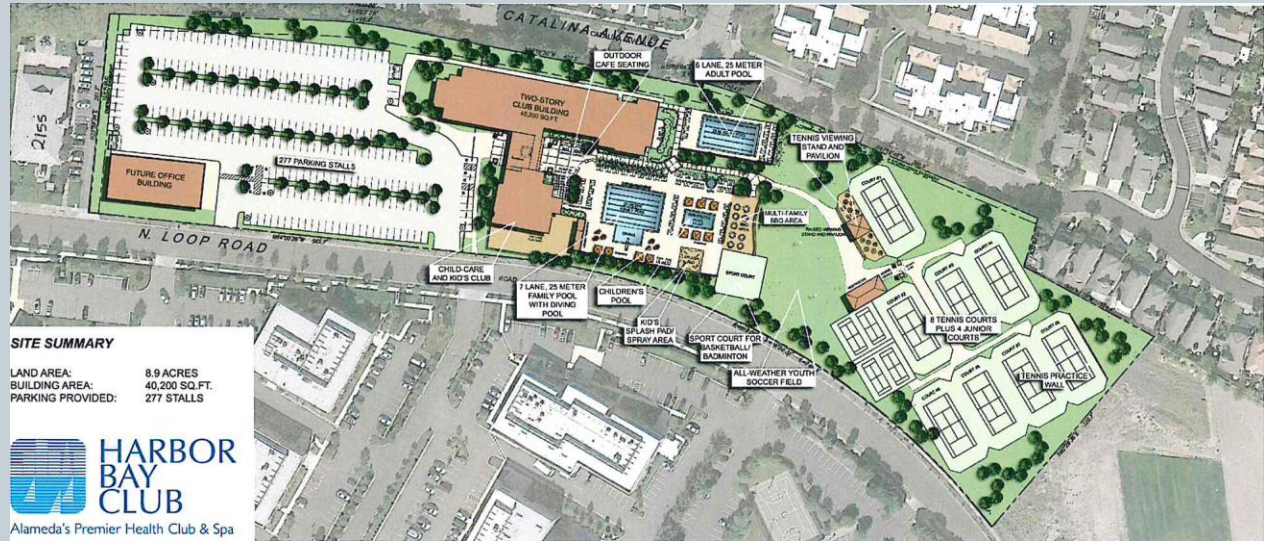
- Suggested by Planning Board
- Requested by Community
- Commercial Recreation GP
- Commercial Zoning

Business Decisions vs. Council
G.P and Zoning Decisions.



North Loop Road Application

- Application on file
- Cards of Support on file
- No General Plan or Zoning change required
- Requires:
 - Design Review
 - CEQA
- Public Process:
 - Staff Recommendation
 - Planning Board Decision
 - City Council (on Appeal)



No pre-judging tonight.

General Plan and Zoning (200 Packet Landing)



- ❖ General Plan – the “Constitution”
- ❖ Public Health, Safety, and Welfare
- ❖ Zoning and projects implement the General Plan
- ❖ General Plan requires regular updates and maintenance
- ❖ Question: Should the Current General Plan designation for Commercial Recreational Use be Changed to Permit the Land to be developed for Residential Use?
- ❖ Based upon current conditions and community needs.
- ❖ Non-Binding.
 - ❖ Future conditions and needs might be different
 - ❖ Future City Councils.
 - ❖ No application on file – No Pre-judging

Benefits of Changing to Residential Land Use



- Regional Housing Crises
- Facilitating Expanded Commercial Recreational Facilities
- Supporting a Local Commercial Recreational Business
- Residential Use is a Good Neighbor
- No Significant Change in Traffic



Benefits of Commercial Recreation Land Use (at Packet Landing)



Business Decisions vs. Land Use Decisions.

- Certainty for the Community
- Preserving Commercial Recreational Lands
- Preserving Waterfront Commercial Recreational Lands
- General Plan Amendment (GPA) not needed to Support Commercial and Recreational Facilities and Services
- GPA not needed to be Amended to Accommodate the City's Regional Housing Needs



Public Hearing Opportunities and Options



Opportunity for Public Comment – 30 Minutes Each (For and Against)

Opportunity for Council Members to Express their Views on General Plan

Not an Opportunity to City Council to Comment on New Club on North Loop Road.

Council Options:

- ✦ Move to Continue to Evaluate the Potential Benefits of Residential Land Use
- ✦ Move to Affirm the Desirability of the Commercial Recreational Land Use
- ✦ Doing Nothing