

General Plan Advisory Committee: Meeting #13

May 16 and 17, 2022



GPAC Members

- Lorrie Brown, Chair
- Doug Halter, Vice-Chair
- Philip Bohan
- Nicholas Bonge
- Stephanie Caldwell
- Kyler Carlson
- David Comden
- Joshua Damigo
- Nicholas Deitch
- Peter Freeman
- Kacie Goff
- Kelsey Jonker
- Stephanie Karba
- Erin Kraus
- Louise Lampara
- Scott McCarty
- Bill McReynolds
- Daniel Reardon
- Sabrena Rodriguez
- Alejandra Tellez
- Dana Worsnop

Meeting Agenda and Outcomes

Agenda (Monday May 16)

- Introduction and welcome
- Context and background
- Small group discussions
- Public comment

Agenda (Tuesday May 17)

- Small group discussions
- GPAC discussion
- Public comment

Outcomes

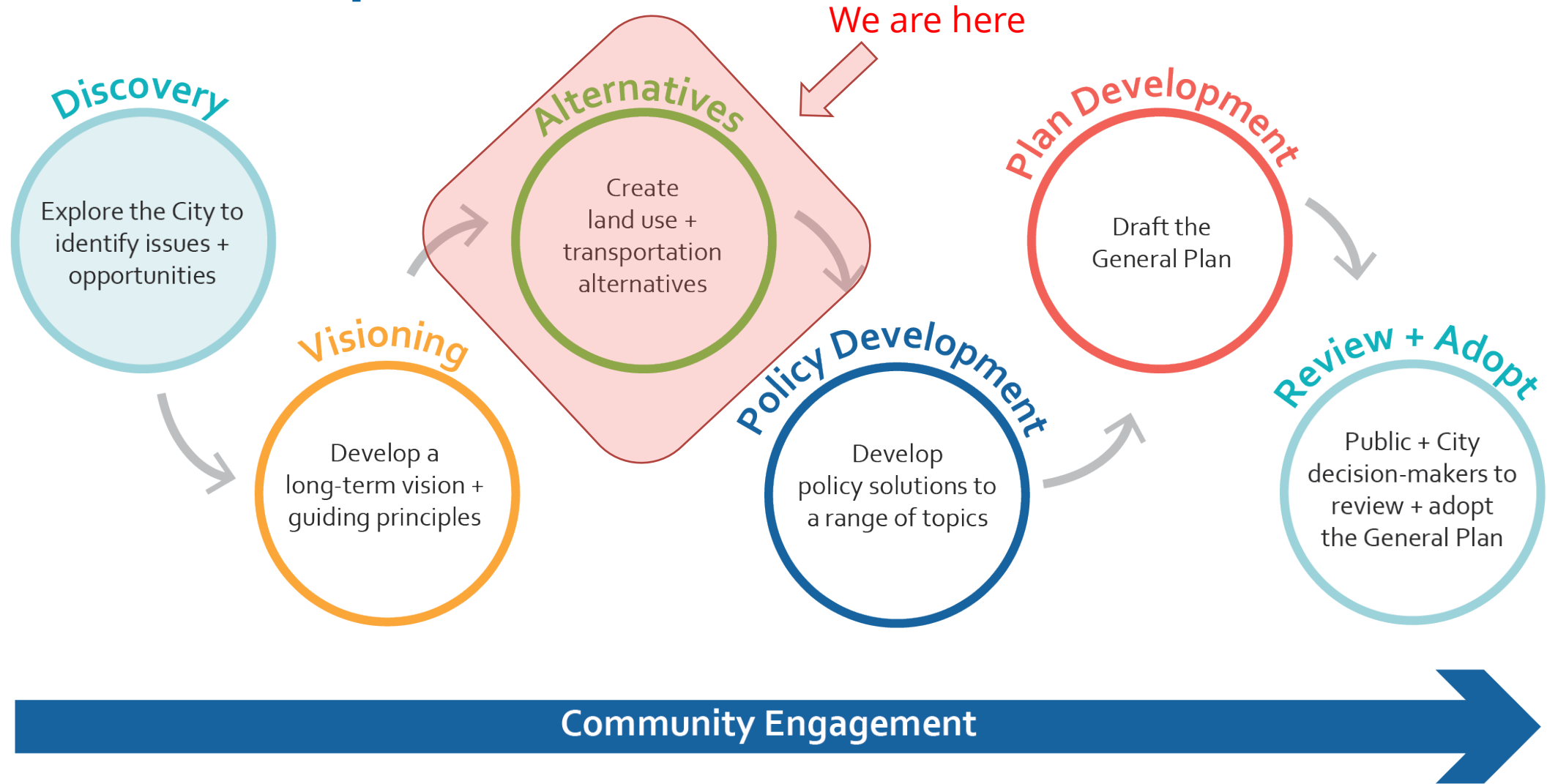
- Create land use concepts/alternatives for each Area of Discussion
- Identify additional policy ideas/questions for each Area



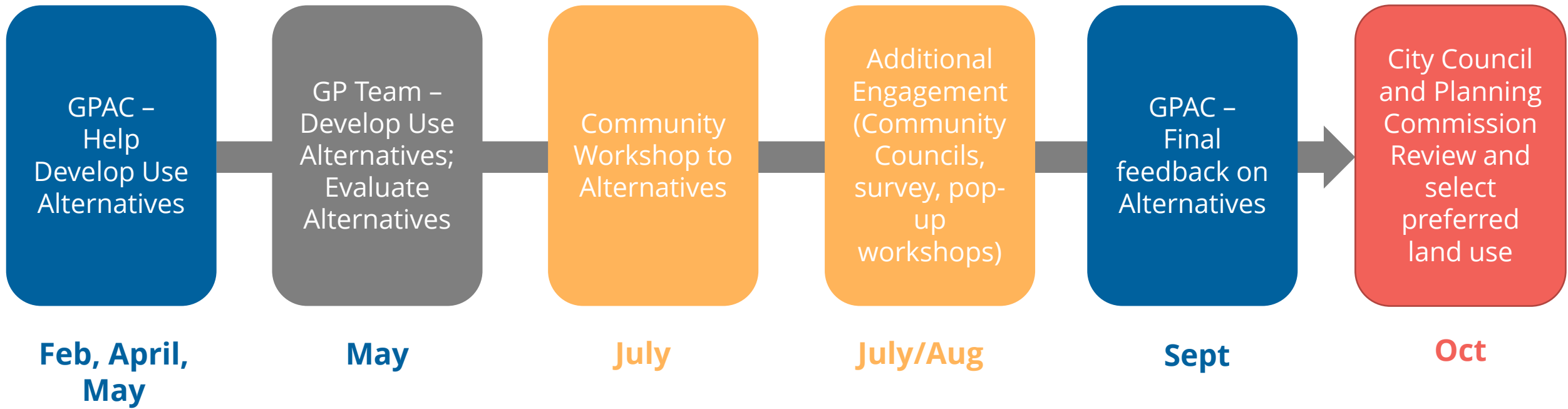


Context and Background

General Plan Update Process



Path to Land Use Alternatives

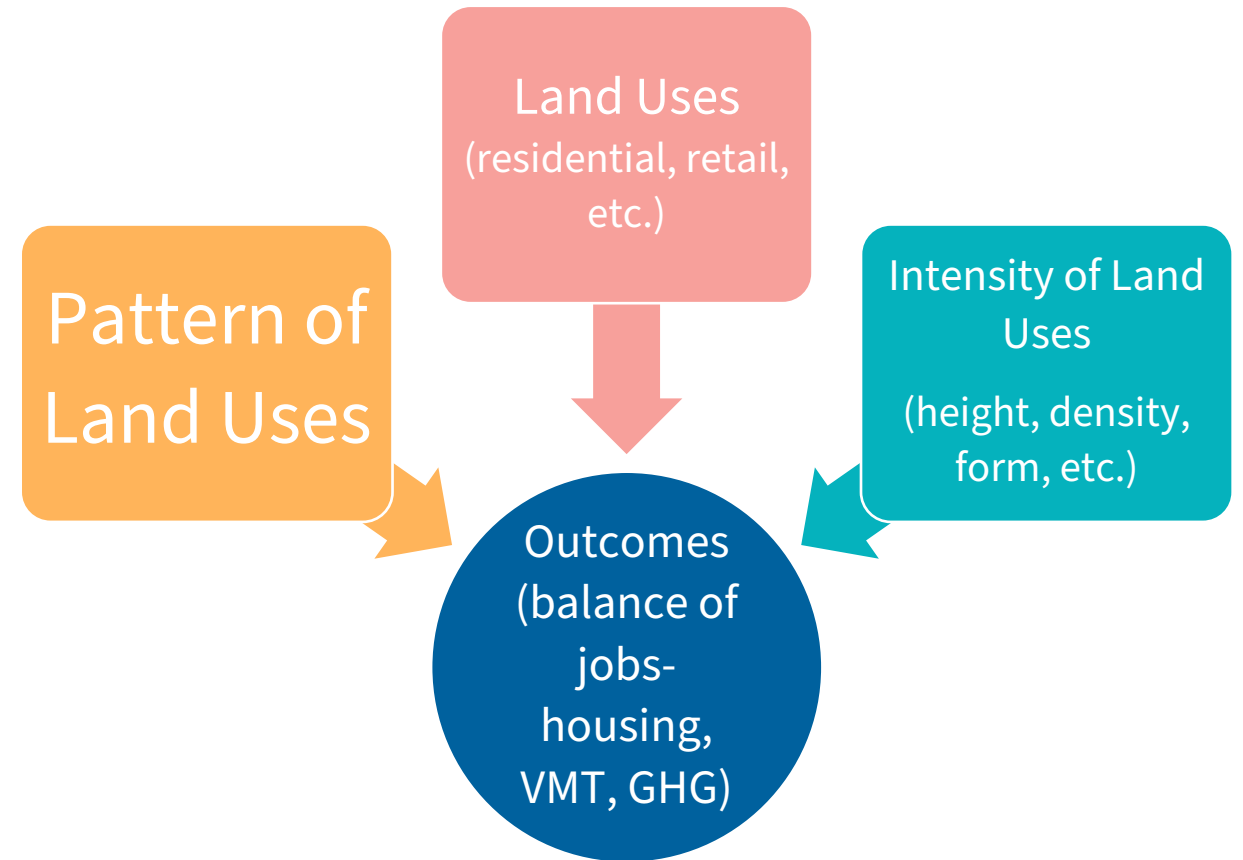


Role of GPAC in Alternatives

- Provide input on concepts and ideas that form the basis of alternatives (Apr/May 2022)
 - *Based on GPAC input, the GP Team will prepare the alternatives, conduct an evaluation of the alternatives, and prepare materials on the alternatives for the public*
 - *Note that the GPAC will not review the alternatives before the evaluation and presentation to the public*
- Participate in outreach and engagement on alternatives (Jul/Aug 2022)
 - *GPAC members can participate in community events during the public review and provide feedback on the alternatives*
 - *Activities include a public workshop, pop-up workshops, meetings with stakeholder groups, and meetings with Community Councils*
- Provide final feedback on the alternatives after public input (Aug 2022)

Purpose of “Land Use Alternatives”

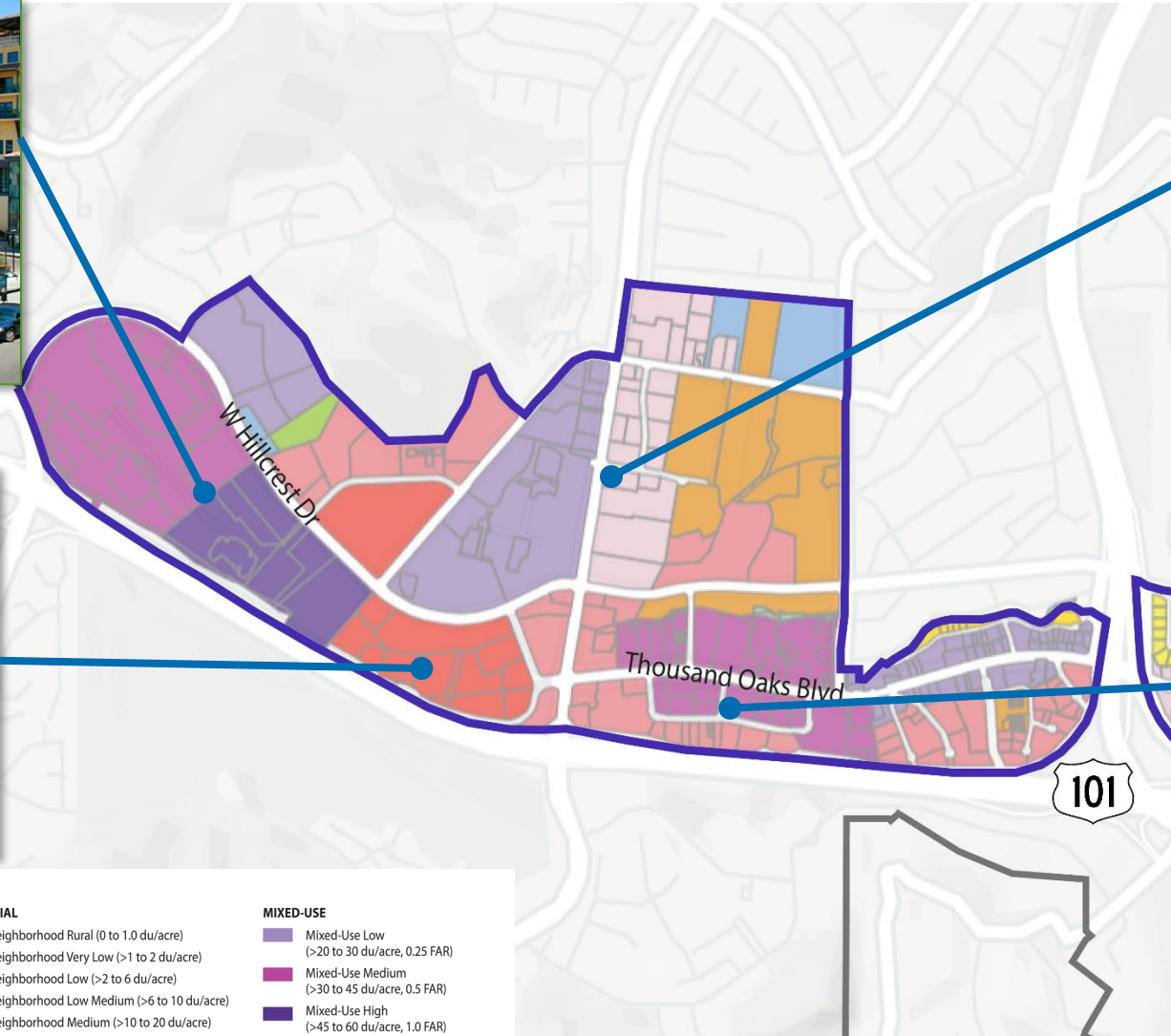
- Test different land use and urban design patterns
- Understand the trade-offs between the alternatives
- Make informed choices about the future
- Pivot towards the policies and implementation mechanisms needed to make these happen



Example Alternatives



Ventura Fwy

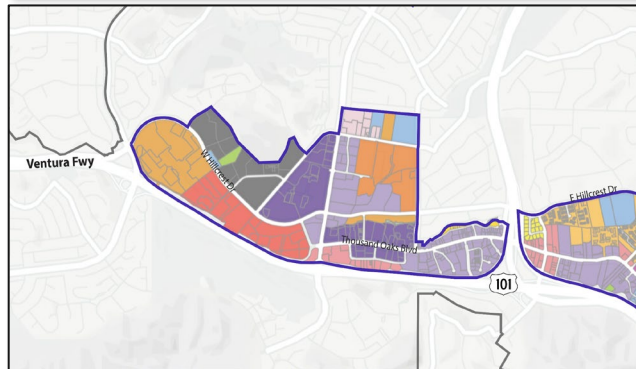
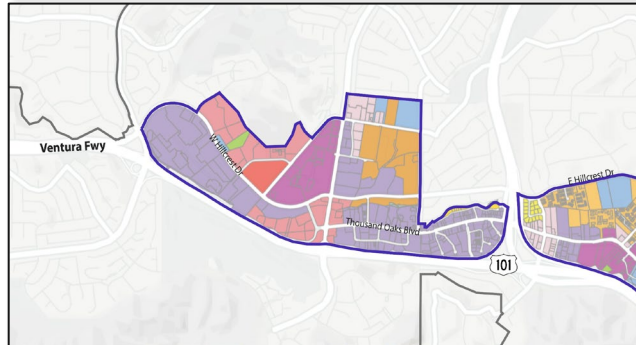
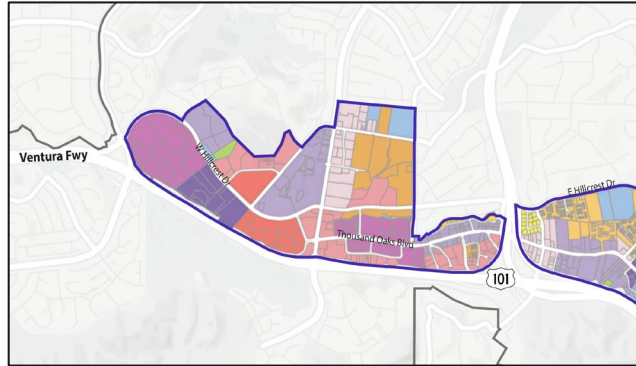


LEGEND

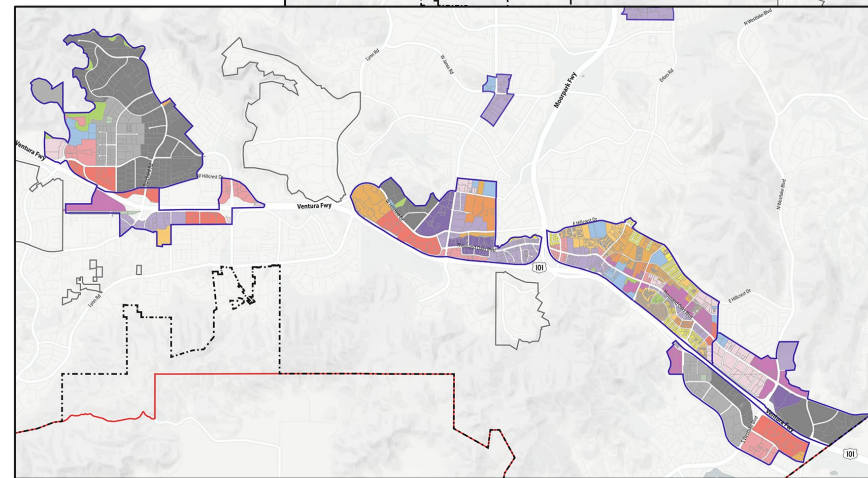
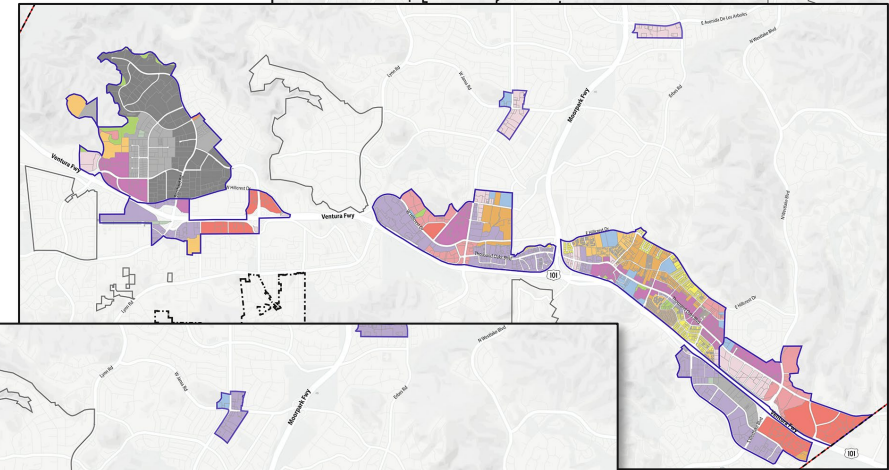
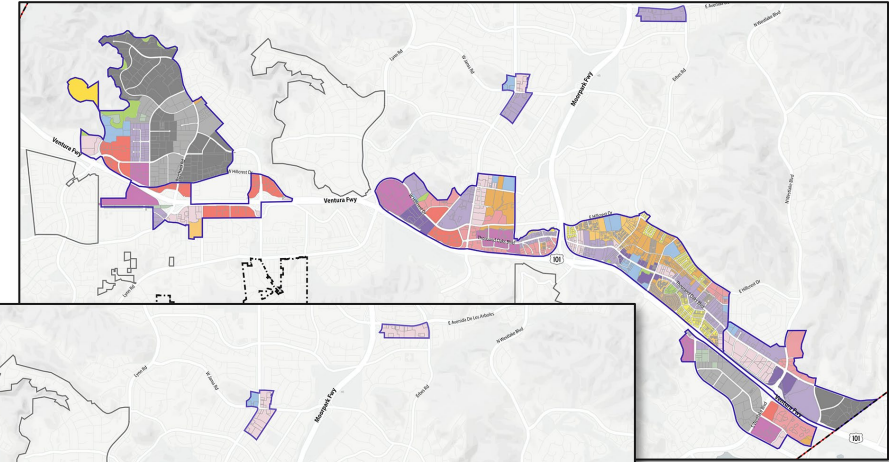
<ul style="list-style-type: none"> City Limits Sphere of Influence County Islands Areas of Change Parks, Golf Courses, And Open Space Utilities and Flood Control 	<p>NON-RESIDENTIAL</p> <ul style="list-style-type: none"> Commercial Neighborhood (0.5 FAR) Commercial Town (1.0 FAR) Commercial Regional (2.0 FAR) Industrial Low (1.0 FAR) Industrial Flex (2.0 FAR) Institutional 	<p>RESIDENTIAL</p> <ul style="list-style-type: none"> Neighborhood Rural (0 to 1.0 du/acre) Neighborhood Very Low (>1 to 2 du/acre) Neighborhood Low (>2 to 6 du/acre) Neighborhood Low Medium (>6 to 10 du/acre) Neighborhood Medium (>10 to 20 du/acre) Neighborhood Medium-High (>20 to 30 du/acre) Neighborhood High (>30 to 45 du/acre) Mobile Home Exclusive 	<p>MIXED-USE</p> <ul style="list-style-type: none"> Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR) Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR) Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)
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Example Alternatives

Area-Specific Alternatives

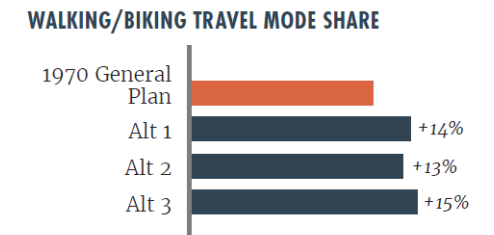
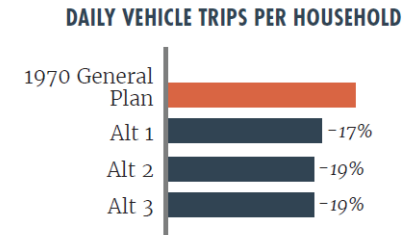
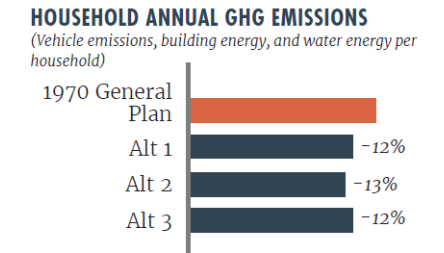
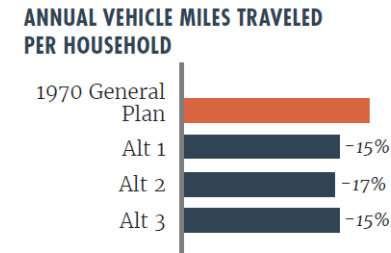
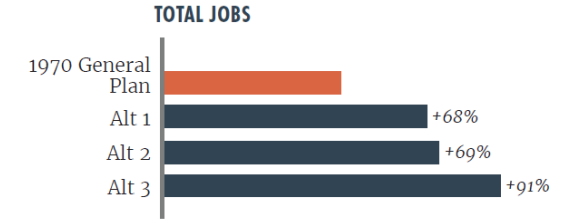
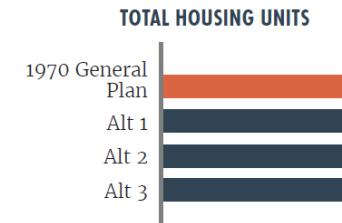


City-Wide Alternatives



Evaluation of Alternatives

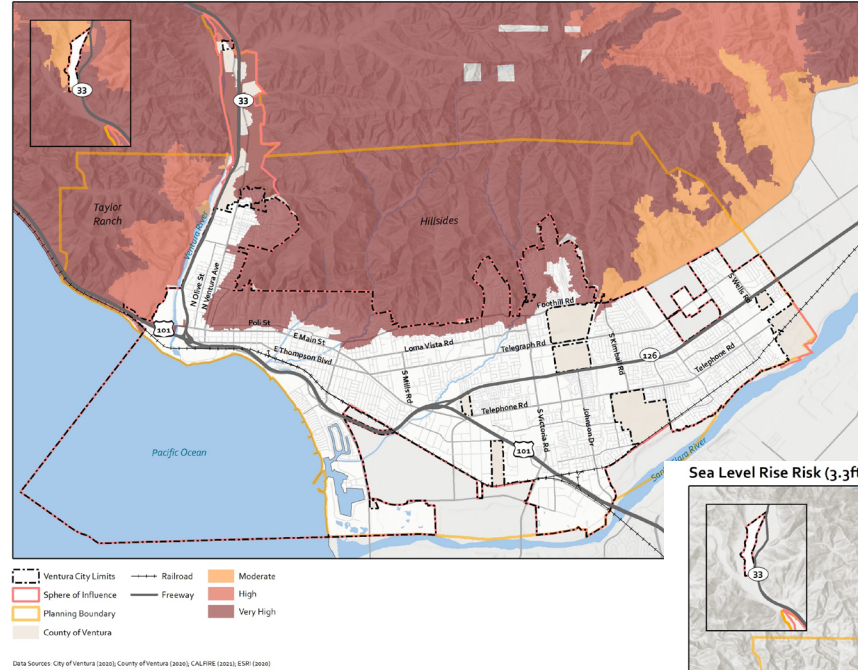
- Basis for alternatives
 - Number of dwelling units – *generally hold constant*
 - Number of jobs – *may vary between alternatives*
 - Location and pattern of development – *varies between alternatives*
- Evaluation criteria
 - VMT
 - GHG emissions
 - Access to retail and services
 - Access to parks/OS
 - Housing/jobs in environmentally sensitive areas
 - Fiscal impacts/benefits
 - Access to transit
 - Mode share



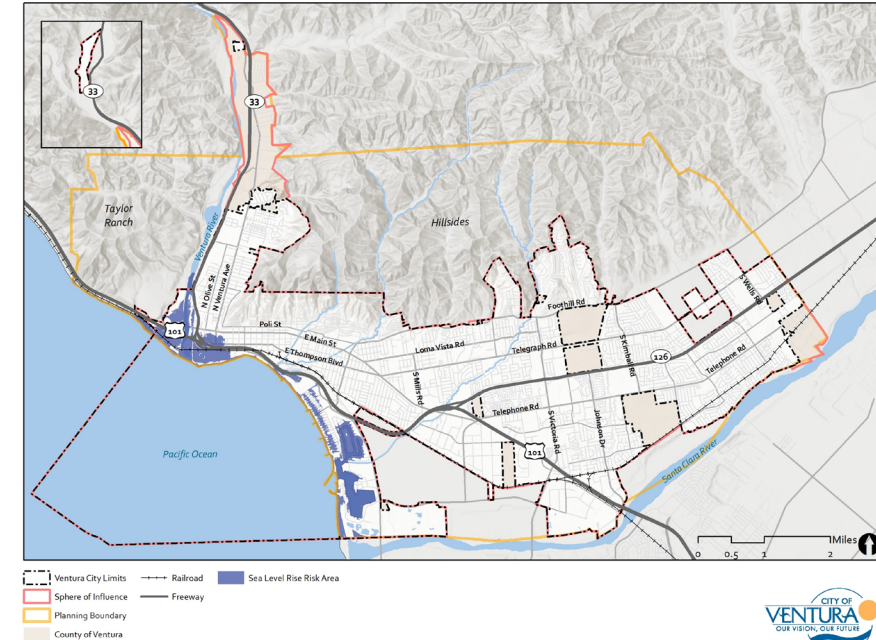
Relationship of Land Uses Alternatives to Other Topics

- Parks and open spaces
- Transportation/mobility
 - Transit
 - Roadway changes
 - Active transportation
- Economic development
- Wildfire
- Climate Change/SLR

Fire Hazard Severity Zones



Sea Level Rise Risk (3.3ft SLR + 100 yr storm)



What are “Growth Projections”?

- Upper limit on expected growth (housing and jobs) during planning horizon (to 2050)
- Used to evaluate environmental impacts in the EIR
- NOT a statement of policy; only used for evaluation purposes
- Projections help identify land use capacity in the General Plan

What is “Total Capacity”?

- Every parcel built to the maximum allowed density/intensity
- Unlikely to be achieved
- No time horizon
- SB 330 requires capacity analysis to ensure “no net loss” of residential development potential

Existing 2005 General Plan: Growth Projections (2025)

- **2025 Growth Projections (2005 General Plan)**
 - + 8,318 units
 - + 5.2 million s.f. (msf) of non-residential
 - 1.2 msf retail
 - 1.2 msf office
 - 2.2 msf industrial
 - .55 msf hotel
- **New Development (residential)**
 - 2000 = 39,803 units
 - 2021 = 43,968 units
 - Change = + 4,165 units (10.4% increase in ~20 years)
 - Pipeline projects = + 1,586 units

Draft Growth Projections for Updated GP

- Residential
 - SB 330 requires no net loss of residential capacity
 - Need to accommodate capacity for 2 - 3 RHNA cycles
 - Total residential capacity of **10,600 – 15,900 units**
- Non-Residential
 - Amount dependent on residential growth
 - 1.39 jobs/HH (average)
 - Total job increase of between **14,700 and 22,000 jobs**
- **Amount of actual growth is typically far less than projections**

Questions?

Small Group Instructions

Instructions - Overall

- Pick your group of 4 GPAC members
- Introduce yourself to other group members
- Select the order for your discussion (4 on Monday, 3 on Tuesday); return the order to City staff
 - Downtown
 - Mall/Five Points/Midtown Corridors
 - Johnson
 - Victoria
 - Westside
 - SOAR areas
 - Arundell/North Bank
- Review the instructions and ask any questions of staff before starting
- Select a “recorder” to document the group’s work

Outcomes

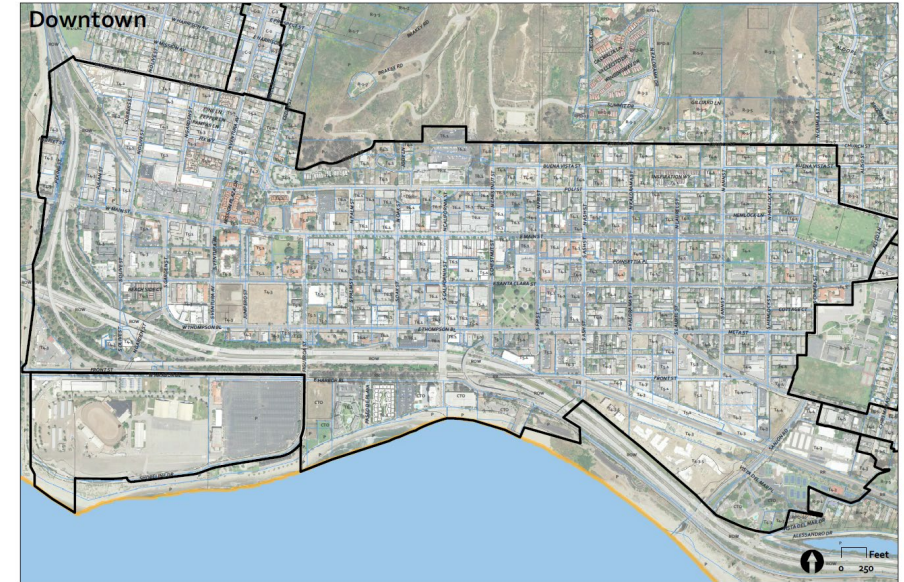
1. A map showing your groups land use vision for each area
 - Tape land use “game pieces” on the map to show the uses and intensity in each area; add as many pieces as are necessary to create your vision
 - Write additional ideas directly on the map or using “post-it” notes
 - Strive to reach consensus but allow for different ideas to emerge; note any differences of opinion on the map or in the “worksheet”
 - Feel free to create “options” or alternative visions for each area
2. Completed “worksheet” for each area describing any additional ideas, thoughts, questions, that your group came up with
 - *Note: The “worksheet” can be completed for the group or each person can complete individually*

Materials

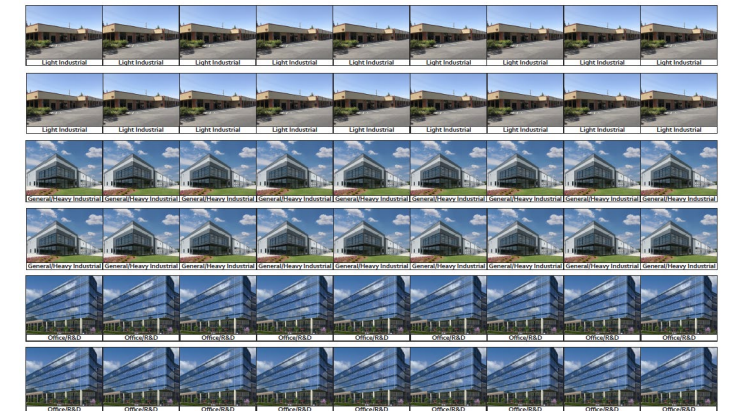
- Instructions and discussion questions
- Base map (6 large maps for each group)
- Land use “game pieces” (same as last time but with the addition of 2 parks game pieces)
- Feedback form (for the group and/or individuals)
- Background information
 - Existing vision and policies for each area
 - Summary of existing zoning
 - Preliminary concepts for each area
 - Summary of proposed land use designations
 - Reference maps (SLR, high fire hazard areas, parks and trails, zoning, GP designations)

Instructions – For Each Area

1. Get a base map for the area from the GP Team
2. Review the background materials for the area
 - Ask questions of the General Plan team as necessary
3. Take turns sharing preliminary thoughts and ideas (keep it brief)
4. Create your land use vision for the area
 1. Use “game pieces” to create a land use vision; cut pieces and place them on the map
 2. Add “post-it” notes for additional thoughts and ideas
 3. Iterate/brainstorm with the group to develop a “consensus” vision
5. Finalize the map: tape the game pieces and write your names on the map
6. Complete the worksheet summarizing the results
7. Bring map back to GP Team so we can post it for the GPAC and public to see



Employment Designations



Note: This activity requires that ALL GPAC members actively participate in the visioning for each area!

Example Final Map



Reminder - Ground Rules for Small Groups

- Participate in good faith and respect your fellow members
 - Allow space for differences of opinion
 - Operate in the spirit of consensus
 - Ask questions for clarification and mutual understanding
- Be a good listener
 - Share the floor
 - Do not interrupt one another
- Put yourself in each other's shoes – seek to understand diverse viewpoints
- Do not engage in unprofessional, divisive, or disrespectful behavior

Public Comments



Close of Meeting

May 16 and 17, 2022

