



AGENCY: City Council/RDA
 MEETING DATE: November 9, 2009
 DEPARTMENT: Community Dev'pmt
 PREPARED BY: L. Ruffing
 DEPT. DIR. APPROVAL: _____
 CITY MGR. APPROVAL: _____
 PRESENTED BY: L. Ruffing

AGENDA ITEM SUMMARY

TITLE:

RECEIVE UPDATE ON MILL SITE SPECIFIC PLAN AND PROVIDE DIRECTION TO STAFF

ISSUE:

On September 2, 2009, the City Council and the Planning Commission conducted a joint workshop to review and discuss a preliminary “illustrative vision plan” that will serve as the basis for preparation of the Mill Site Specific Plan. The Council and Planning Commission were advised of constructive critique that was provided by the California Coastal Commission at a meeting on August 14, 2009. At that meeting, Councilmembers, Commissioners and the public provided feedback and recommendations to the Specific Plan design team and staff and further revisions have been made to the “Illustrative Vision Plan” and the “Conceptual Land Use Plan” for the Mill Site. After presenting the revised plans to the Council, they will be reviewed again by the Coastal Commission at their December meeting in San Francisco. Assuming general concurrence is received, the conceptual land use plan will serve as the basis for preparation of the Mill Site Specific Plan – a land use policy and implementation plan that will guide future development on the Mill Site and will also be incorporated into the City’s Local Coastal Program.

RECOMMENDED ACTION:

Receive Update on Mill Site Specific Plan and Provide Direction to Staff, if needed.

ALTERNATIVE ACTION(S):

None are needed.

ANALYSIS:

Based on direction received from the Council, Planning Commission, and Coastal Commission, as well as further review and discussion with the Council’s Mill Site Ad Hoc Committee, and the Mill Site Coordinating Committee, the following modifications were incorporated in the Illustrative Vision Plan and Conceptual Land Use Plan:

- Defined three distinct development areas: Northern District (Elm to Pine Street); Central District (Pine to Madrone Street); and Southern District (Madrone Street to Noyo Bay). The Coastal Trail & Parkland and the Mill Pond open space are not included in these districts.
- Added multiple family residential uses in the Northern District in order for inclusionary housing requirements to be met within the district.
- Added block-long neighborhood park in Northern District.
- Extended north-south bicycle/pedestrian greenway to the southern edge of residential

AGENDA ITEM NO. _____

development in the Central District.

- Included footprint of Dry Shed #4 on the Illustrative Vision Plan and identify land within vicinity for “light industrial flex” uses.
- Created 100’ view corridor along Oak Street frontage to preserve views of Soldier Bay.
- Established 250’+ wide greenway extending from “riparian area” to the Mill Pond parkland area to connect the two open space/resource areas and to provide sufficient land area to accommodate the potential future daylighting of the storm drain that runs from Maple Street to the Mill Pond.
- Established “Urban Reserve” on approximately 94 acres in the Southern District which will allow for only limited development (research/education center in a location south of the Wastewater Treatment Facility and a hotel/resort in a location north of Noyo Bay). Very limited interim/temporary uses, such as community events, would also be allowed.
- The intent of the Urban Reserve is to preserve land for future development opportunities in the Southern District. A separate planning and environmental review process would be required to entitle the Urban Reserve for future development. The Specific Plan will establish policies to help guide the phasing and future planning of the Urban Reserve area.
- Identified a “Community Event Area” in the northeastern corner of the Urban Reserve in the vicinity of the greenway connection between the riparian area and the Mill Pond area.
- Development in the Southern District would be concentrated adjacent to Main Street on either side of Cypress Street in areas with Highway Commercial and Mixed Use Employment Zone designations, and in an area located along the internal access road that would be zoned for Industrial uses.
- Build-out projections for future development under the Mill Site Specific Plan have been reduced significantly, as shown in the attached Table. Overall, residential units were reduced from 620 to 500 units. Commercial/industrial development was reduced from 1.7 million square feet to approximately 795,000 square feet.

FISCAL IMPACT:

There are no direct fiscal impacts associated with this item. All costs associated with preparation of the Mill Site Specific Plan are being paid by the property owner, Georgia Pacific LLC. The Specific Plan will include a fiscal analysis of revenues and costs associated with future development, as well as policies and a financing plan which will ensure that development has a net fiscal benefit to the City.

IMPLEMENTATION/TIMEFRAMES:

Preparation, adoption and implementation of the Mill Site Specific Plan involves the following general steps and timeframes:

- (1) Completion of draft Mill Site Specific Plan – Summer 2010
- (2) Completion of Environmental Impact Report – Summer 2010
- (3) Public Hearings on Mill Site Specific Plan and EIR – Fall 2010
- (4) Adoption of Mill Site Specific Plan – Winter 2011
- (5) Submittal of Local Coastal Program Amendments to Coastal Commission – Spring 2011
- (6) Coastal Commission Action on Local Coastal Program Amendments – Fall/Winter 2012

ATTACHMENTS:

- 1. Illustrative Vision Plan
- 2. Conceptual Land Use Plan
- 3. Land Use Summary Table

NOTIFICATION:

- 1. Chip Hilarides, Georgia-Pacific
- 2. Lynette Dias, Urban Planning Partners
- 3. Debbie Rudd, RRM Design Group

City Clerk's Office Use Only

Agency Action Approved Denied Approved as Amended

Resolution No.: _____ Ordinance No.: _____

Moved by: _____ Seconded by: _____

Vote: _____

Deferred/Continued to meeting of: _____

Referred to: _____