



# Local Coastal Program Update Process & Process for Reuse of Mill Site

City Council Meeting

January 11, 2021

# The City's Local Coastal Program (LCP) includes a Land Use Plan and an Implementation Program

## Land Use Plan:

- Coastal General Plan
- Land Use Map

## Implementation Program:

- Coastal Land Use & Development Code
- Zoning District Map

# Initial Approach to Rezone Mill Site 2002 - 2012

Property Owner, Georgia Pacific, engaged in collaborative process with the City to plan for redevelopment of Mill Site.

Georgia Pacific funded all City and consultant costs associated with the preparation of the Mill Site Specific Plan, including all studies and documents.

This process stopped in 2012 when the Specific Plan application was withdrawn to focus on remediation.



# Current Approach to Rezone Mill Site 2017 - present

City initiated community planning process to undertake a comprehensive LCP update that includes rezoning of the former Mill Site.

Numerous public meetings have taken place to consider new land use zones, development regulations, infrastructure requirements, sustainability, open space, circulation, design guidelines and more.



# Tonight's Discussion

Consider processing three (3) separate LCP Amendments to simplify the process

- Amendment to Update City's LCP (2008)
- North Mill Site Master Plan Application (including CEQA), and subsequent LCP Amendment
- Amendment to rezone southern portion of the Mill Site

If the current comprehensive LCP amendment were to be separated into three steps, each amendment could occur concurrently and may actually speed up the process. In addition, it would limit investment of public dollars for private development.



# Amendment to Update the City's LCP

Update the City's Coastal General Plan (2008) and Coastal Land Use & Development Code (2008).

Numerous updates are needed to clean-up existing issues, simplify/refine documents, and bring the LCP into compliance with local and State laws.

The specifics of how this would be accomplished would be brought forward to Council for consideration and direction to staff in an upcoming meeting.



# North Mill Site Master Plan Application and Subsequent LCP Amendment Application

Require Mendocino Railway to submit a Master Plan Application to the City for consideration. Applicant would work directly with staff from the Coastal Commission and the City, incurring all costs associated with the preparation of application and associated CEQA document, and subsequent LCP amendment application.

Entitlements would be considered at a public hearing before Planning Commission for a recommendation to City Council.

**Decision made by Council at a public hearing.** If approved, a LCP Amendment Application would be submitted to Coastal Commission for certification.



# LCP Amendment Application to Rezone Southern Portion of Mill Site

Continue planning process to establish vision for development of the southern portion of Mill Site. The upcoming EIR associated with remediation of Mill Ponds is expected to begin early 2021 and may help inform decisions.

This would be a City initiated endeavor.





# Findings for General Plan Amendments

## **CLUDC 17.94.060 Findings for General Plan Amendments.**

1. The amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The affected site physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

# Recommendation

This report is to intended to provide an opportunity for the community and City Council to consider and discuss the approach of processing three (3) separate LCP amendments to update City regulations in the Coastal Zone and rezoning of the Mill Site.

Please provide staff direction and/or request additional information.

