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## **NEXT STEPS**



## **Evaluating the Land Use Alternatives and Key Policy Issues**

This Workbook presents a proposed land use planning approach to residential areas, and three alternative scenarios for commercial and mixed use areas. The plans show the impact of development policies on sites that are expected to undergo a land use or an intensity change, and represent a range of ways to achieve key objectives. The exercise is a tool to assist decision-making on a preferred land use plan concept.

The book also highlights some key potential strategies for adaptation to sea level rise, and long-term proposals for parks and open space. These are critical issues for Pacifica, and require attention throughout the General Plan update process.

The themes of this book are the subject of the third community workshop, on January 29, 2011. This will be followed by two workshops with the Planning Commission and City Council.

## **General Plan Outline and Key Policies**

Community and decision-maker response to the land use alternatives and policy choices will lead to development of a General Plan outline and key General Plan policies, and a preferred land use plan. This outline-form General Plan, including key goals and policies for each Element, will be presented at one or two City Council/Planning Commission public meetings. With additional direction, the planning team will proceed to draft the General Plan/Local Coastal Plan and the accompanying Environmental Impact Report.

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