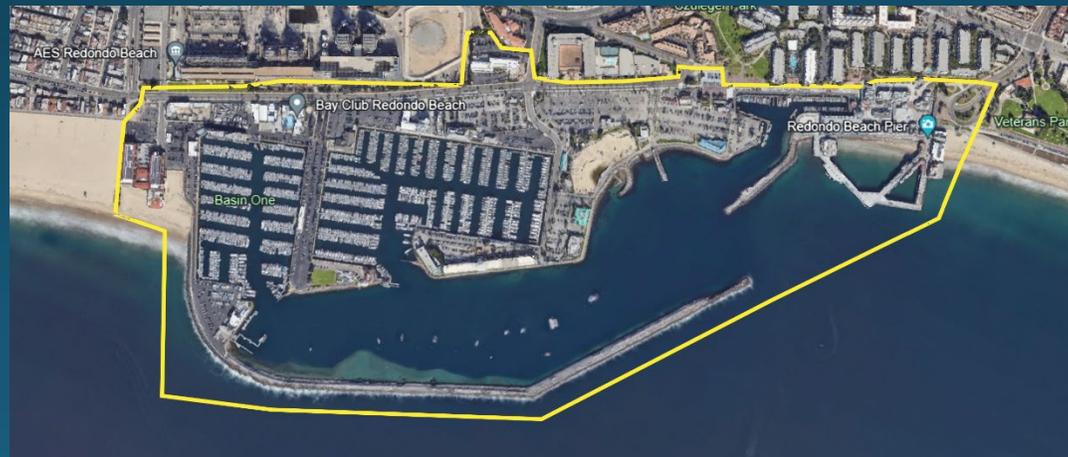


## N.1. Discussion Item

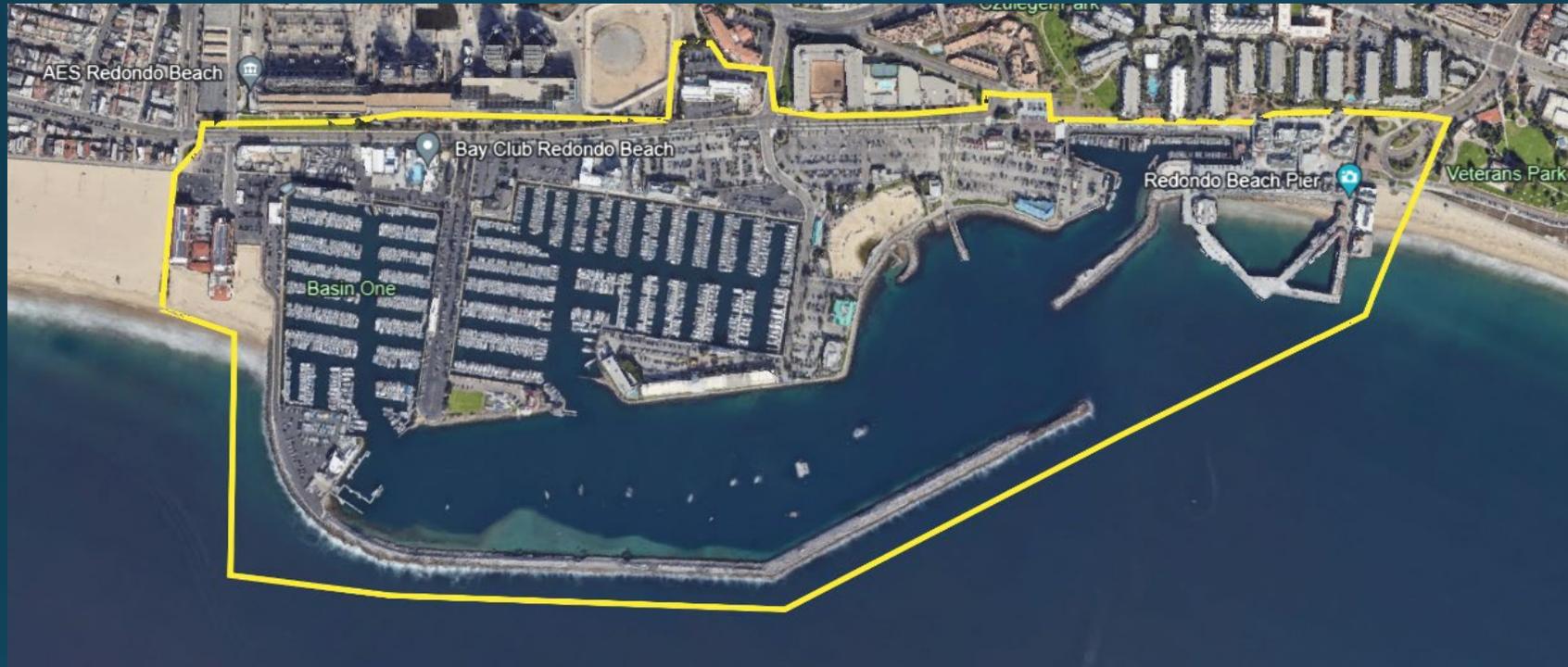
# DISCUSSION AND POSSIBLE ACTION ON THE HARBOR COMMISSION'S ROLE AND AREA OF RESPONSIBILITY FOR PLANNING MATTERS

# Background

- As part of the Strategic Plan, the City Council has directed staff to prepare an item for discussion regarding the possible expansion of the Harbor Commission's role and area of responsibility for planning matters.
- To grant purview of the proposed area to the Harbor Commission, text amendments would be needed to update two maps in the Municipal Code, which delineate areas of purview between the Harbor Commission and Planning Commission.
- If the City Council supports the proposed expansion, staff would prepare the necessary text amendments for review by the Harbor Commission, Planning Commission, and City Council at future public hearings.



# Current Jurisdiction



\*The Harbor Commission reviews all development entitlement applications with the exception of proposed zone changes and general plan amendments.

# Harbor Commission Identified Expansion Area

Includes all properties west of N. Catalina Avenue and N. Pacific Avenue. Notable properties include:

- AES Power Plant
- Sonesta Hotel
- Vacant Gold's Gym
- Mini Storage facility
- SCE ROW on Herondo and west of PCH
- United States Postal Service property
- Salvation Army property
- Dirt Farm Property
- Closed US Bank Property



- The Harbor Commission also made a second recommendation to include Czuleger Park and Veterans Park as part of the expanded area.



# Harbor Commission Rationale for Expansion

- Interconnected Impacts on Harbor and Surrounding Areas
  - The Harbor Commission would be able to holistically assess and adjudicate the uses and impacts of potential new projects within the proposed expansion area.
- Capacity and Development Considerations
  - The execution of the Amenities Plan and future economic development could trigger the need for utilization of properties adjacent to the harbor.



# Planning Commission Meeting – March 21, 2024

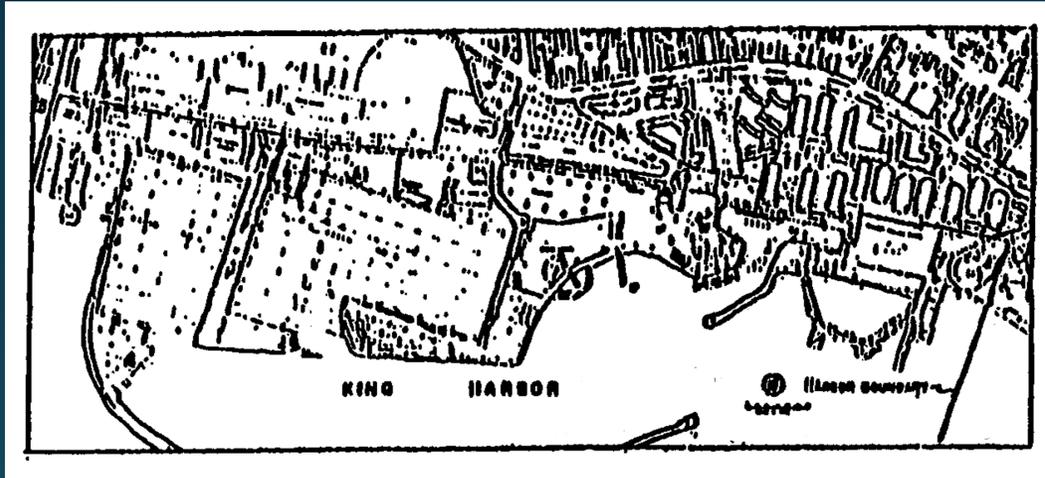
- The Planning Commission supported the expansion under the condition that Conditional Use Permits (CUPs) would remain under the purview of the Planning Commission.
- The Commission voted against the inclusion of Czuleger Park and Veterans Park as part of the expanded purview.



# Maps to Update

§ 2-9.714.

Map of the harbor area



§ 10-2.2512.

Review of projects in the Harbor-Pier area

