

## Legend

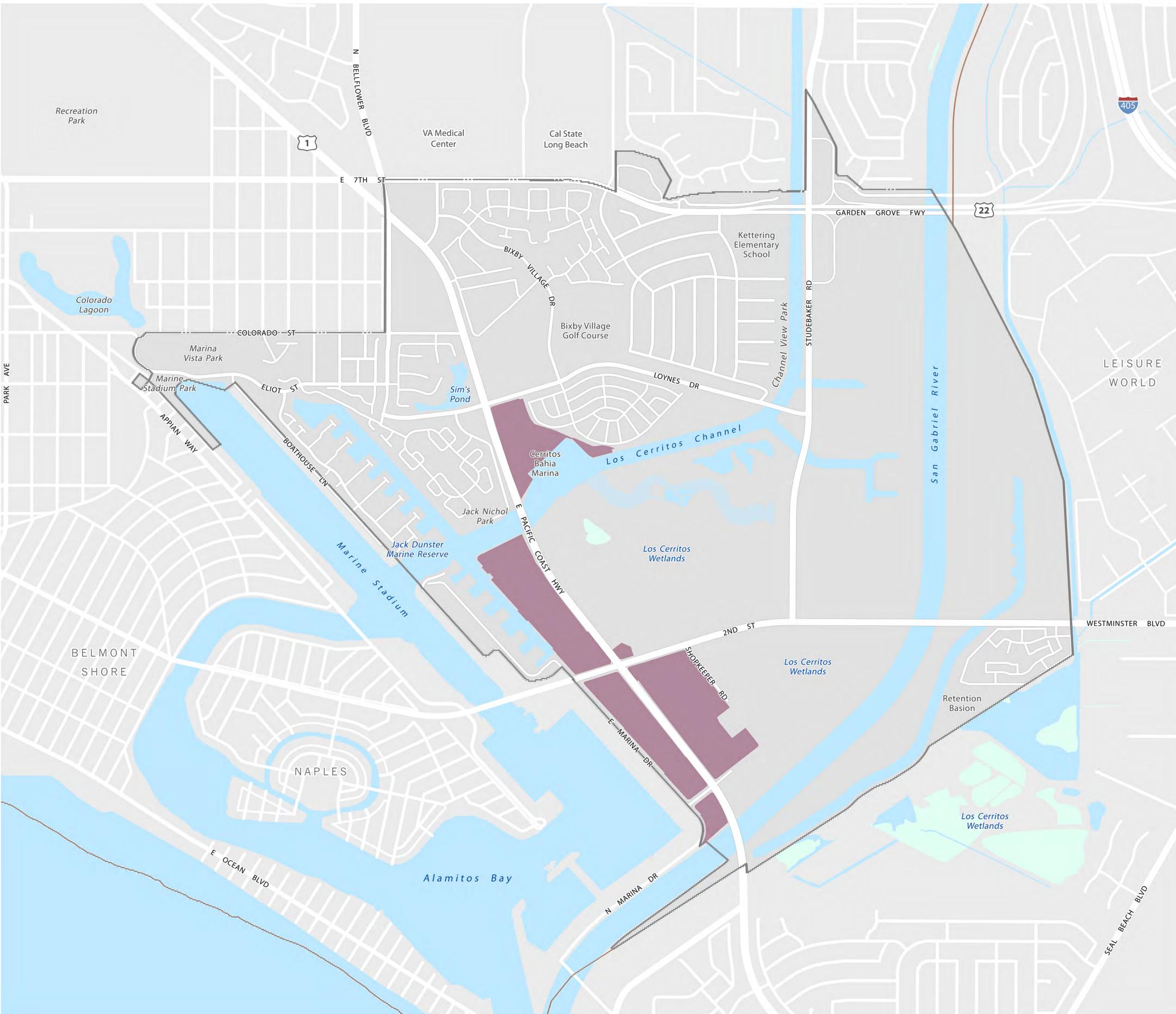
- Areas of Change
- Specific Plan Boundary
- City Boundary

**Over 80% of the project area is not undergoing any change in land use designations.**

Approximately 280 acres of the total 1,472 acres in the project area have been identified for some sort of revision under SEASP and include:

- 59 acres of Wetlands previously approved for development will be permanently protected as Coastal Habitat, Wetlands and Recreation;
- Two new Mixed Use designations; and
- A new Public designation.

The areas shown on this map indicate areas where the greatest change—from the 1977 Plan—are proposed.



# PROPOSED LAND USE PLAN

## Legend

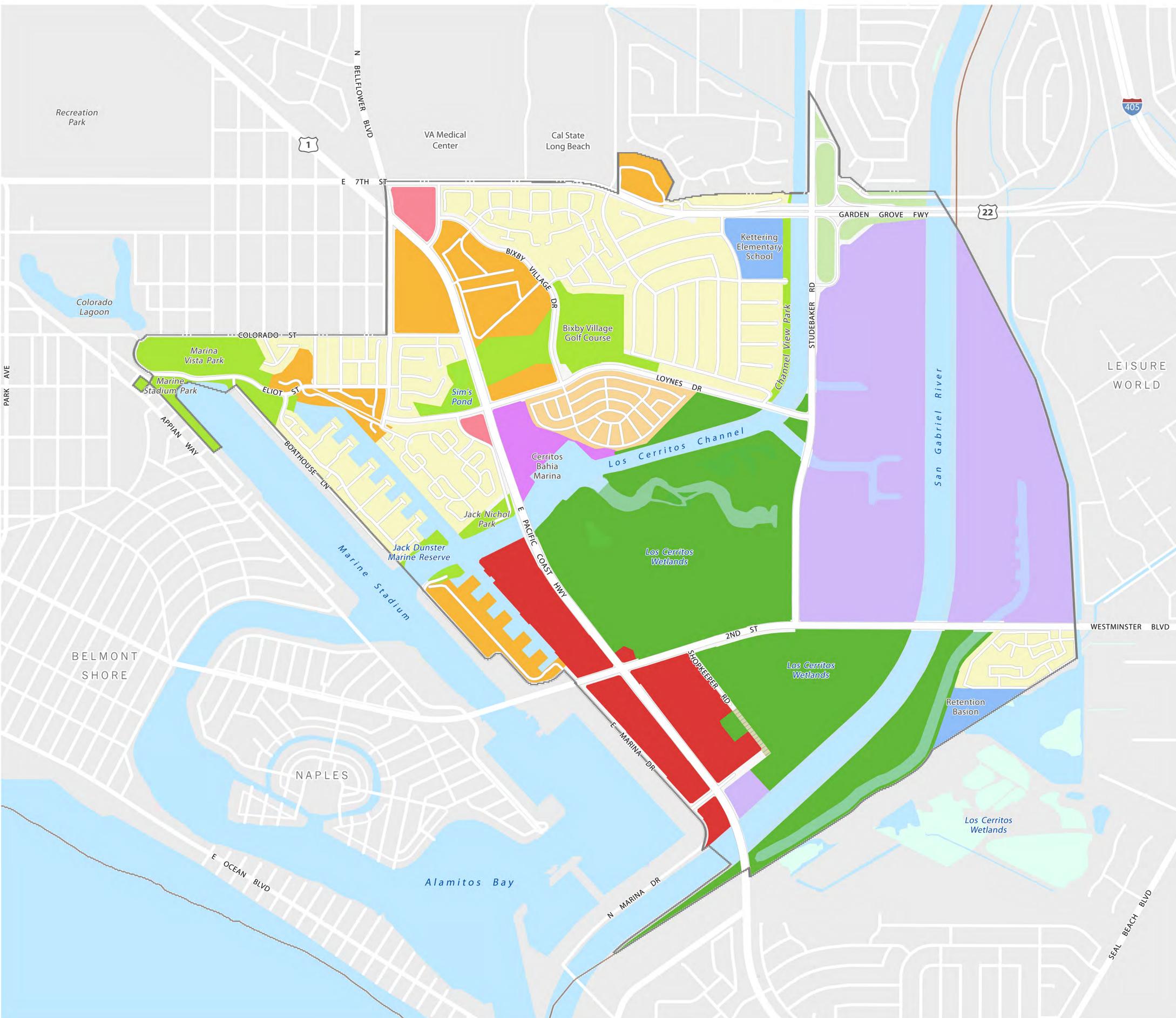
- Single Family Residential
- Mobile Homes
- Multi-Family Residential
- Commercial - Neighborhood
- Mixed Use Community Core
- Mixed Use Marina
- Industrial
- Public
- Coastal Habitat/Wetlands/Rec
- Open Space/Recreation
- ROW/Caltrans Open Space
- Dedicated ROW (not built)
- ROW
- Channel/Marina/Waterway
- Specific Plan Boundary
- City Boundary

### Land Use Statistical Summary

Land use designation	Acres	Dwelling Units	Non-Residential Sq Ft	Hotel Rooms <sup>1</sup>
Channel/Marina/Waterway	162	-	-	-
Coastal Habitat/Wetlands/Recreation	292	-	15,000	-
Commercial - Neighborhood	9	-	137,214	-
Industrial	293	-	1,145,711	-
Mixed Use <sup>3</sup>	86	5,310	1,311,156	425
Mobile Homes	33	310	-	-
Multi-Family Residential	117	2,458	-	-
Single Family Residential	187	1,440	-	-
Open Space/Recreation	75	-	4,670	-
Public	20	-	51,301	-
Right-of-Way (ROW)	198	-	-	-
<b>Total</b>	<b>1,472</b>	<b>9,518</b>	<b>2,665,052</b>	<b>425</b>

Notes:

- The summary provided above is based on reasonable assumptions of future development. Individual projects will be reviewed on a case-by-case basis during the Site Plan Review process.
- This statistical summary does not include square footage for hotel development; hotels are shown by number of rooms, not square footage.
- Includes Mixed Use Community Core and Mixed Use Marina designations.



# LAND USE & DEVELOPMENT STANDARDS

## Ask me about...

- ✓ What areas are changing
- ✓ Housing for future generations
- ✓ Places to live, work, shop and play
- ✓ Protecting our natural, wetland and recreation areas
- ✓ Attracting the right mix of uses
- ✓ Building heights and setbacks in Areas of Change
- ✓ Buffers and setbacks to protect our wetlands
- ✓ Public plazas, paseos and amenities