



# MEMO

**TO:** GENERAL PLAN ADVISORY COMMITTEE MEMBERS  
**FROM:** MICHAEL WALKER, SENIOR PLANNER  
**DATE:** MARCH 20, 2020  
**SUBJECT:** LAND USE PLAN & FOCUS AREAS DISCUSSION

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## “VIRTUAL” GPAC MEETING

Let's continue the discussion!

After the February 24<sup>th</sup> GPAC meeting, many of you expressed a desire to have additional time to review materials. The purpose of the now-canceled March 23 GPAC meeting was to allow the GPAC to continue discussions on the draft Land Use Plan, draft Land Use designations, and draft Focus Areas outlined in the February 24, 2020 GPAC meeting reports (see Attachments 1 and 2). COVID-19 social distancing protocols have altered our ability to meet, but not your ability to share your thoughts. Planning Staff encourages GPAC Members to share their thoughts via [email](#). This “virtual” meeting is not intended to replace any upcoming GPAC meetings. This is intended to be a way for GPAC Members to keep the momentum going during this mandated down-time! Comments will be combined and presented to GPAC Members and the public as part of the next GPAC meeting agenda.

Please be cognizant of Brown Act rules regarding meetings and “serial meetings”. Staff recommends submitting comments to Planning Staff only.

## IMPORTANT INFORMATION

In light of the robust public comment at the February 24 GPAC meeting, it is important to note a few items about what the introduction of the draft Land Use Plan is, what it is not, and what opportunities are scheduled to invite additional public participation in the General Plan Update process.

- **These are draft documents** – The draft Land Use Plan introduces a framework for land use changes and urban design considerations. The documents will be refined after input from the community has been collected. There will be many more opportunities in the coming weeks to gather input from the community (see below).

- **All properties in the City are included** – The City has a responsibility to evaluate all properties within the City limits and Rural Urban Limit (RUL) line as part of the General Plan Update. This includes not only redevelopment opportunities and infill sites, but undeveloped properties and ag lands at the edges of (but inside) the City.
- **No properties are being “rezoned” or “developed” as part of this plan** – The draft Land Use Plan only sets a vision of how properties may be developed or redeveloped over the course of the next 20 years.
- **The draft Land Use Plan is not “developer-driven”** – The draft Land Use Plan was created based on input from Napa residents, business owners, and community stakeholders collected over the course of 2019 through outreach events, public workshops, a community survey, in-person interviews, and GPAC meetings.
- **No final decisions are being made by the GPAC** – The role of the GPAC is to provide input throughout the General Plan process. Comments received from the GPAC will be combined with public comment collected through the upcoming outreach activities and presented to the Planning Commission and City Council at an upcoming joint meeting.
- **More public outreach and participation to come** – A public workshop is being scheduled and will coincide with the release of a communitywide survey on the draft Land Use Plan and Focus Areas. Staff will continue participation at community events and will be looking for GPAC members to assist in these efforts.

## UPCOMING OUTREACH

Planning Staff is working with the Consultant Team to finalize logistical details on the Community Workshop. Coinciding with the Workshop, we will launch a Community Survey that will focus not only on Land Use issues but engage the public to think more about the built environment and how they interact with it in their daily lives.

The survey will be in English and Spanish and be active for three to four weeks. The GPAC will meet again towards the end of the survey to discuss early results and trends in the survey responses

## ATTACHMENTS

Attachments below are links to the documents on the City’s website.

[\*\*ATCH 1 – 2/24 Staff Report – Land Use Plan and Designations \(Including Exhibits\)\*\*](#)

[\*\*ATCH 2 – 2/24 Staff Report – Focus Areas \(Including Exhibits\)\*\*](#)