

PARK DEVELOPMENT - OPTIONS FOR COUNCIL CONSIDERATION

1. *CUP required for Beach Parks with No Council-Adopted Master Plan and for Meydenbauer Bay Park	2. * Administrative Shoreline Permit Required for Beach Parks with Council-Adopted Master Plan (except Meydenbauer Bay Park)	3. Meydenbauer Bay Park regulated the same as other parks with Council-Adopted Master Plans
Approach recommended by Planning Commission to require a General CUP for development of beach parks with no-Council adopted Master Plan, and for Meydenbauer Bay Park.	Approach recommended by Planning Commission to administratively approve development of beach parks with Council-adopted Master Plan. Meydenbauer Bay Park is excluded from this approach.	Variation requested by the City Council to administratively approve development of beach parks with Council-adopted Master Plan. General CUP would be required when no Master Plan adopted by Council.
Beach park development governed by a single General CUP applicable to shoreline and upland areas	Beach park development governed by the Council-adopted master plan, and mitigation associated with shoreline development approved through an administrative permit.	Permitting for beach park development determined by whether there is a Council-adopted Master Plan or no Council-adopted Master Plan.
Public outreach occurs as a component of the CUP approval and includes: -Public notice of application -Recommendation by the DSD director -Public hearing and decision by the Hearing Examiner -Opportunity for appeal to City Council (Process I Decision)	Public outreach occurs as a component of the master plan adoption process.	Public Outreach occurs as a component of CUP approval for parks without Council-adopted Master Plan. Public Outreach occurs as a component of master plan approval for parks with Council-adopted plans.
Administrative shoreline permit approval process includes: -Public notice of application -Public meeting (optional) -Decision by the DSD director -Opportunity for appeal to Shoreline Hearings Board	Administrative shoreline permit approval process includes: -Public notice of application -Public meeting (optional) -Decision by the DSD director -Opportunity for appeal to Shoreline Hearings Board	Administrative shoreline permit approval process includes: -Public notice of application -Public meeting (optional) -Decision by the DSD director -Opportunity for appeal to Shoreline Hearings Board

* Option recommended by the Planning Commission in the SMP Update