



TORRANCE GENERAL PLAN PLANNING COMMISSION WORKSHOP #1

February 23, 2005



MEETING OBJECTIVES

- Review the General Plan process
- Document Planning Commission expectations of the General Plan Process
- Reflect and document the community's internal strengths and weaknesses as well as opportunities and constraints
- Define the concept of a "stable" neighborhood and identify areas of the City that meet that definition
- Receive public input



BACKGROUND

- **What is a General Plan?**
 - A snapshot of Torrance today
 - A vision for Torrance tomorrow
 - The work program that outlines the steps required to get from today to tomorrow



BACKGROUND

- **Goals for the General Plan**
 - Identify goals and policies as they relate to land use and development
 - Circulation
 - Environmental
 - Economic
 - Social



BACKGROUND

- **Goals for the General Plan**
 - Provide a basis for local government decision-making, including decisions on development approvals
 - Provide citizens with opportunities to participate in the planning and decision-making process
 - Inform citizens, developers, decision-makers, and other cities of ground rules that guide development within a particular community



BACKGROUND

- **General Plan Objectives**
 - Identify future uses for vacant properties
 - Ensuring fiscal stability through a diversified tax base
 - Maintaining a high level of public services and quality public facilities, particularly parks
 - Funding community improvements
 - Defining the highest and best uses for aging commercial properties



BACKGROUND

- **General Plan Objectives**
 - Identifying suitable sites for housing
 - Responding creatively to increased traffic volumes



BACKGROUND

- **General Plan Elements – Required**
 - Land Use
 - Circulation
 - Housing
 - Open Space
 - Conservation
 - Noise
 - Safety
 - Historic Preservation
 - *Not required, but to be included*



BOTTOM LINE

- Create a dialogue
 - to PROACTIVE from REACTIVE
 - to “YES, IF” from “NO, BECAUSE”
 - to REALITY from PERCEPTION



BOTTOM LINE

- To REALITY from PERCEPTION– Ground Rules
 - Pay attention to what we can:
 - See
 - Identify
 - Know
 - The criterion for knowing and whatever we hold true is:
 - Something we can put in some kind of experimental form - and
 - Can convince another person
 - The standard is SHARABLE information



Review Commission Subcommittees and Process

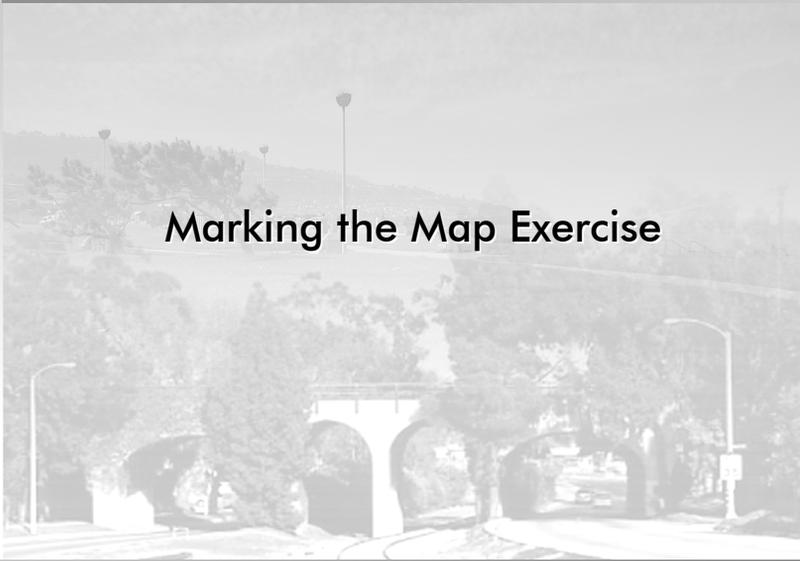


Planning Commission Expectations for the General Plan



Internal
External

- Strengths
- Weaknesses
- Opportunities
- Constraints



Marking the Map Exercise