

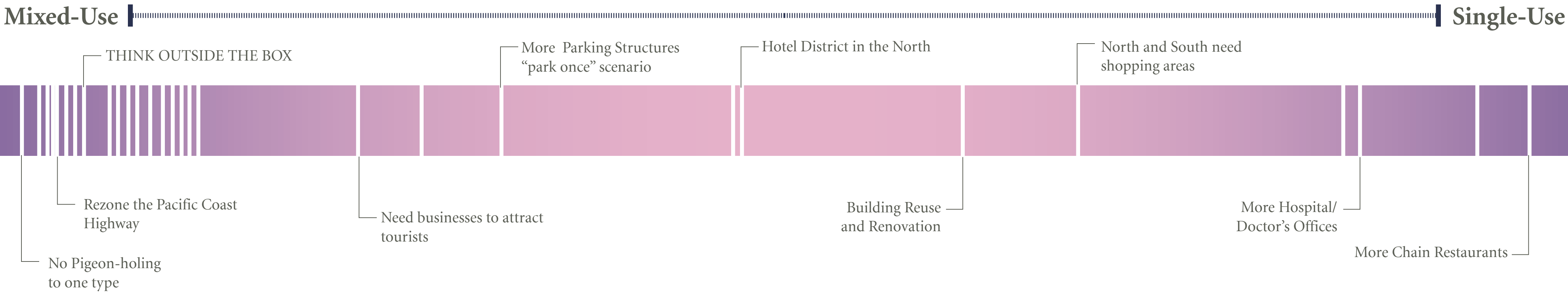
# What We’ve Heard...

Over the course of 3 days, Torti Gallas and Partners conducted over 40 interviews with stakeholders, city officials, city councilmembers, representatives, neighborhood associations, business owners and residents. Based on this information as well as on comments from other interested parties received through the Planning Department, Torti Gallas created this conceptual spectrum of public opinion, which illustrates the existing planning environment for the Coast Highway Vision Plan.

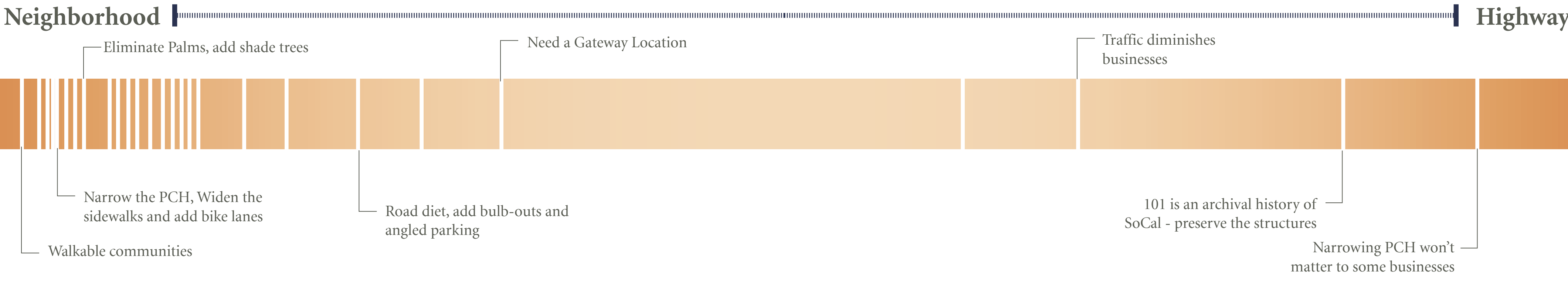
## Density



## Use Types



## Streetscapes



## Identity

