

## **General Plan Advisory Committee**

### **Meeting #3**

April 23, 2019

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## **S U M M A R Y**

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### **Introduction**

On Tuesday, April 23, 2019 the City convened the third meeting of the General Plan Advisory Committee. The purpose of the meeting was to discuss the zoning text amendments for Atlantic and Washington Boulevards and how these zoning text amendments help to implement the vision and guiding principles for the General Plan and specific plans. After Roman Yanke recapped the previous meeting and work to date, Genevieve Sharrow from MIG summarized how previous work helped to inform the contents of the zoning text amendments. Afterwards, Genevieve reviewed the contents for each zoning text amendment, including regulations for:

- land uses
- development standards
- community benefits
- open spaces
- shadow standards
- parking
- facades
- street and setback trees

Additionally, the presentation clarified differences between the regulations for Atlantic and Washington Boulevards and between the regulations for Washington Boulevard Mixed-Use Zone 1 and Washington Boulevard Mixed-Use Zone 2.

The following is a summary of the Committee's discussion.

## Atlantic and Washington Boulevard Mixed-Use Zones

After receiving an overview of the regulations within each mixed-use zone, the Committee provided the following questions and comments.

- The land use regulations should consider non-conforming uses. Will existing businesses be removed or destroyed to make way for new development?
  - MIG and staff clarified that the zoning regulations allow for new development and changes of uses but it is up to the property owners and businesses to determine what they would like to do. However, all nonconforming uses in Commerce (under existing policy) have a set period of time before they must cease operation.
- Reflection standards for new buildings should be considered, to avoid issues like the heat and reflection impacts at Disney Concert Hall
  - Staff clarified that existing regulations (Section 19.19.070: Construction Materials) addresses this issue
- Is warehousing allowed along Atlantic Boulevard?
  - MIG and staff clarified that warehousing uses along both boulevards are currently prohibited and would be prohibited in the future
- How will new development along Atlantic Boulevard provide adequate parking? The shallow parcels leave little room to do so.
  - MIG and staff clarified that developers may consider underground parking, especially in denser areas
- Parking garages will be difficult to fit because of depth of parcels
- What is the benefit of the required street trees? Are they intended to provide an environmental benefit?
  - Palm trees do not provide shade or much environmental benefit
  - MIG and staff clarified that required street trees must be from the City's approved list of drought-tolerant deciduous shade trees
- Street trees could be used to create a dedicated bike lane on Washington Boulevard
  - Who uses bike lanes? Is there a biking community in Commerce to support creating bike lanes?
  - Would bike lanes be safe on Washington? Consider running bike lanes along the alleys or other streets; Washington is not appropriate

- Pedestrian safety is a concern along Atlantic and Washington Boulevards, especially when crossing the street
- How would a business like 7-Eleven develop along Atlantic Boulevard given the parking location requirements?
  - MIG and staff clarified that the storefront would have to be oriented toward Atlantic Boulevard with parking located in the rear of the lot
- Will the next meeting discuss the feedback and changes for the zoning text amendments?
  - MIG and staff clarified that the next meeting will focus on the vision for the General Plan. These zoning text amendments will be augmented throughout the process and comments considered for future specific plan/zoning changes. Participants were asked to email their comments to City staff by next week.

The team reaffirmed to meet the 4<sup>th</sup> Tuesday of each month. The committee will convene again on May 28, 2019 at 6:00 p.m.