



# Planning Commission Meeting April 27, 2016

# Overview

- Consensus Items
- Discussion Items
- Timeline & Next Steps
- Questions



# Consensus Items

- Vision
- Use Permit Process
- Towers & Turrets at Corners
- Land Use Changes
- Private Dining in Public Right-of-Way



# Cont. Consensus Items

- Maintain or Increase Parking
- Beachhead Site
- Pedestrian Plazas
- Drop-Off Zones
- Eliminate Chapter 9: Economic Development



# Further Discussion Items

## Ground Floor Retail Uses

### City Council Direction:

- General support for Plan proposal
- More information regarding communication facilities



# Further Discussion Items

## Retail Square Footage/Formula Uses

### City Council Direction:

- Conceptually in favor of 1600 sq. ft. cap for retail without a Use Permit.
- Request for examples.
- Plan will not include any formula use regulations.
- Delete Section 4.4B since these are formula use findings.
- No other uses are subject to this square footage cap regulation.



# Further Discussion Items

## Building Height / Stories

### City Council Direction:

- General support for Option 2
  - Two stories
  - 26 feet (Area B)
  - Exclude mechanicals, solar, pitched roofs
  - Not exceed 28 feet



# Further Discussion Items

## Maximum Tenant Frontage

### City Council Direction:

- General support for 35' max. for retail
- Examples of 50' frontages for restaurants
- 35' max for MBB
- Options for Manhattan Ave. and Highland Ave.





# Further Discussion Items

## Façade Transparency

### City Council Direction:

- General support for 70%
- Provide Examples <70%
- Options for non-primary street frontages



# Further Discussion Items

## Setbacks & Stepbacks

### City Council Direction:

- General support for setbacks and stepbacks
- Examples and guidelines
- Stepback (second story) are optional



# Timeline & Next Steps

- April-May:** Revise Draft Plan & Prepare Environmental Document
- May-June:** Public Review of Environmental Document
- June 22 or 29:** Planning Commission Public Hearing
- July 19 or 26:** City Council Public Hearing for Final Adoption



# Questions?

