



Ad Hoc Working Group Meeting #3

February 12, 2018, 3:30 - 5:30 PM

Police/Fire Community Room, 400/420 15th Street, Manhattan Beach

- I. Welcome & Recap of Jan. 30 meeting (3:35 – 3:40)
- II. Review of Working Group Scope and Revised Strategic Initiatives (3:40 – 3:50)
- III. Discussion Items (continued from Jan. 8) **(3:50 – 5:25)**
 - a. Design Guidelines (3:50 – 4:35)
 - i. Living Streets Principles (Presented by Beach Cities Health District)
 - ii. Sepulveda Boulevard Design Guidelines Overview (staff)
 - iii. Commercial/residential interface and Commercial/street interface. Good as-is or in need of amending?
 - b. Economic Development/Opportunity Sites (4:35 – 5:25)
 - i. Opportunity Sites Overview (staff)
 - ii. Highest-and-best use versus underutilized use
 - iii. Is it desirable to create incentives to redevelop certain sites?
 - iv. Based on presentation from Larry Kosmont, would the Development Opportunity Reserve (DOR) tool be desirable?
 - 1. What public amenities would be desirable if a DOR were to be recommended as an economic development tool for Sepulveda?

2. Emerging Transportation Topic: Accommodation for other types of transportation on Boulevard and relationship to parking (Ride-share drop-off, autonomous vehicles)

3. Ability to incorporate Complete Streets/Living Streets principles

IV. Next Steps & March 19 meeting (5:25 – 5:30)

V. Adjourn (5:30)

Next Meeting: Monday, March 19, 2018, Police/Fire Community Room, 3:30 - 5:30 PM