



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Administrator

SUBJECT: GENERAL PLAN UPDATE – CITY COUNCIL WORKSHOP REGARDING POTENTIAL EARLY ACTION ITEMS FOR THE WASHINGTON AND ATLANTIC BOULEVARD CORRIDORS, AS WELL AS THE HOUSING OPPORTUNITY OVERLY ZONE

MEETING DATE: November 13, 2018

RECOMMENDATION:

Receive a presentation from the General Plan Update (GPU) project team and provide the appropriate input and direction with respect thereto.

BACKGROUND/ANALYSIS:

When the City Council adopted the Green Zones Action Plan (GZAP) in 2015 there was a desire to create a balance between economic development and the overall health of the community. The GZAP identified the Atlantic and Washington Boulevard corridors as areas ripe for change. The City's 2013-2021 Housing Element also identifies an area known as the Housing Opportunity Overlay Zone (HOO) as a prime location for new housing development in the community. While interest in Commerce from the development community continues to increase, the City has embarked on an update of its General Plan. This update includes engaging residents and the business community in a process that will shape Commerce in a manner that reflects local values and responds to regional influences. The Plan will help facilitate the coordination and planning of development for the next 20 years, while attracting investment and business to enhance the economic vitality of Commerce and contribute to a healthy green economy. Work previously done on the GZAP and HOO will help inform the GPU process, therefore continuing to help shape policy for advancing the future of the City.

The GPU process will take approximately two years to complete and as stated above, interest in Commerce from the development community continues to increase. Therefore, the City must consider ways to create processes, standards, and guidelines to help facilitate appropriate development types in the immediate future, prior to the GPU process being completed. Before work on these commences, the project team needs direction from the City Council and community regarding the vision for both the Atlantic and Washington Boulevard corridors, as well as the HOO. Therefore, at minimum, this workshop will allow for the following:

- 1.Continued discussion and direction regarding the vision for the future of the Atlantic and Washington Boulevard corridors; and
- 2.Continued discussion and direction regarding the vision for the future of the Housing Opportunity Overlay Zone; and
- 3.Discussion and direction on different development densities and their impacts; and
- 4.Discussion and direction on the process for developing policy to help facilitate desired development types in the immediate future; and
- 5.Discussion on the required California Environmental Quality Act (CEQA) process for the recommend Zoning Amendments that result from the recommendation.

Upon receipt of the necessary feedback and direction, the GPU project team will develop a process for moving forward with early action items addressing new development along the Atlantic and Washington Boulevard corridors, as well as development in the Housing Opportunity Overlay zone.

ALTERNATIVES:

1. Receive a presentation from the General Plan Update (GPU) project team and provide the appropriate input and direction with respect thereto; or
2. Provide staff with alternative direction

FISCAL IMPACT:

The fiscal impact associated with the items discussed in this report is unknown at this time. Once a process for advancing these early action items is developed, potential fiscal impacts will be recognized and discussed accordingly.

RELATIONSHIP TO STRATEGIC GOALS:

The proposed project is consistent with Economic Growth Guiding Principle 2 of the City's Strategic Action Plan. This Guiding Principle seeks to ensure that the City's development services are continually streamlined, efficient, customer focused and responsive to efficiently support local economic growth.

Prepared by: Matt Marquez, Deputy Director of Development Services

Recommended by: Maryam Babaki, Director of Public Works and Development Services

Reviewed by: Vilko Domic, Director of Finance

Approved as to form: Noel Tapia, City Attorney

Respectfully submitted: Edgar Cisneros, City Administrator