



Director's Report

December 6, 2018



Announcements

- ❑ Staff will close the year out having processed a record number of new housing unit entitlements and near record number of calls, plan-checks and other approvals. Hiring is ongoing to address this increased and sustained workload.**
- ❑ In addition to entitlement applications and other development processing, 2019 will focus on incremental Zoning Code updates, completing Uptown studies and planning and beginning implementation of the Land Use Element.**
- ❑ An immediate need on the Zoning Code front is updating the findings and procedures for processing Conditional Use Permits for Drive-Thru establishments. This nine-month effort does not impact cases currently filed or pending before the Planning Commission. This code change would provide for an improved review process and outcomes moving into the future.**

CUPs for Drive-Thru Restaurants

High Level of Activity Over the Last Five Years

LEGEND	# of Approved Applications	# of Pending Applications	# of Denied Applications
last 12 months	<u>3</u>	<u>5</u>	<u>0</u>
last 36 months (2015-2018)	<u>12</u>	<u>6</u>	<u>1</u>
last 60 months (2013-2018)	<u>15</u>	<u>6</u>	<u>1</u>

CUPs for Drive-Thru Restaurants

Total Activity Over Time

LEGEND	Total # of Approved Applications	# of Pending Applications	# of Denied Applications
DV Records	<u>58</u>	<u>6</u>	<u>3</u>

Announcements

- ❑ In addition to recent and pending applications, 116 drive-through restaurants exist within the City.**
- ❑ In many circumstances, especially near freeway access ramps and on difficult remainder sites, a drive-through restaurant is a completely appropriate use.**
- ❑ No ban of drive-through establishments is contemplated at this time.**
- ❑ The current Zoning Code however lacks design standards, pedestrian protections or detailed procedures relevant to current conditions for processing such establishments. Other cities have imposed considerable design restrictions with resulting improvements in the built environment.**
- ❑ The current Zoning Code also lacks any provisions for staff to consider the opportunity cost of developing drive-through establishments where more intensive employment generating or housing uses could be constructed.**

Upcoming Meetings

December 20, 2018

- ❑ Douglas Park DA Annual Report
- ❑ 6600 Atlantic Avenue, development of Atlantic/Artesia into restaurant and banking shopping center
- ❑ Marina Drive Street Trees LCDP, Appeal from ZA Approval

January 3, 2018

- ❑ 507 N. Pacific Ave, new mixed-use development and associated tract map (Successor Agency Parcel)
- ❑ 1368 Oregon, Modification to an existing AUP for an emergency housing use (shelter)

Upcoming Meetings

January 17, 2018

- Meeting to be held in Naples – Bayshore Library
- Goldenshore masterplan, Phase 1, construction of 738 dwelling units and associated retail space (buildout of approved Development Agreement)
- Laserfische Office Building, 3443 Long Beach Blvd
- Sea Level Rise and Climate Action and Adaptation Plan (CAAP) Study Session