

South Garfield Village

City Council Meeting

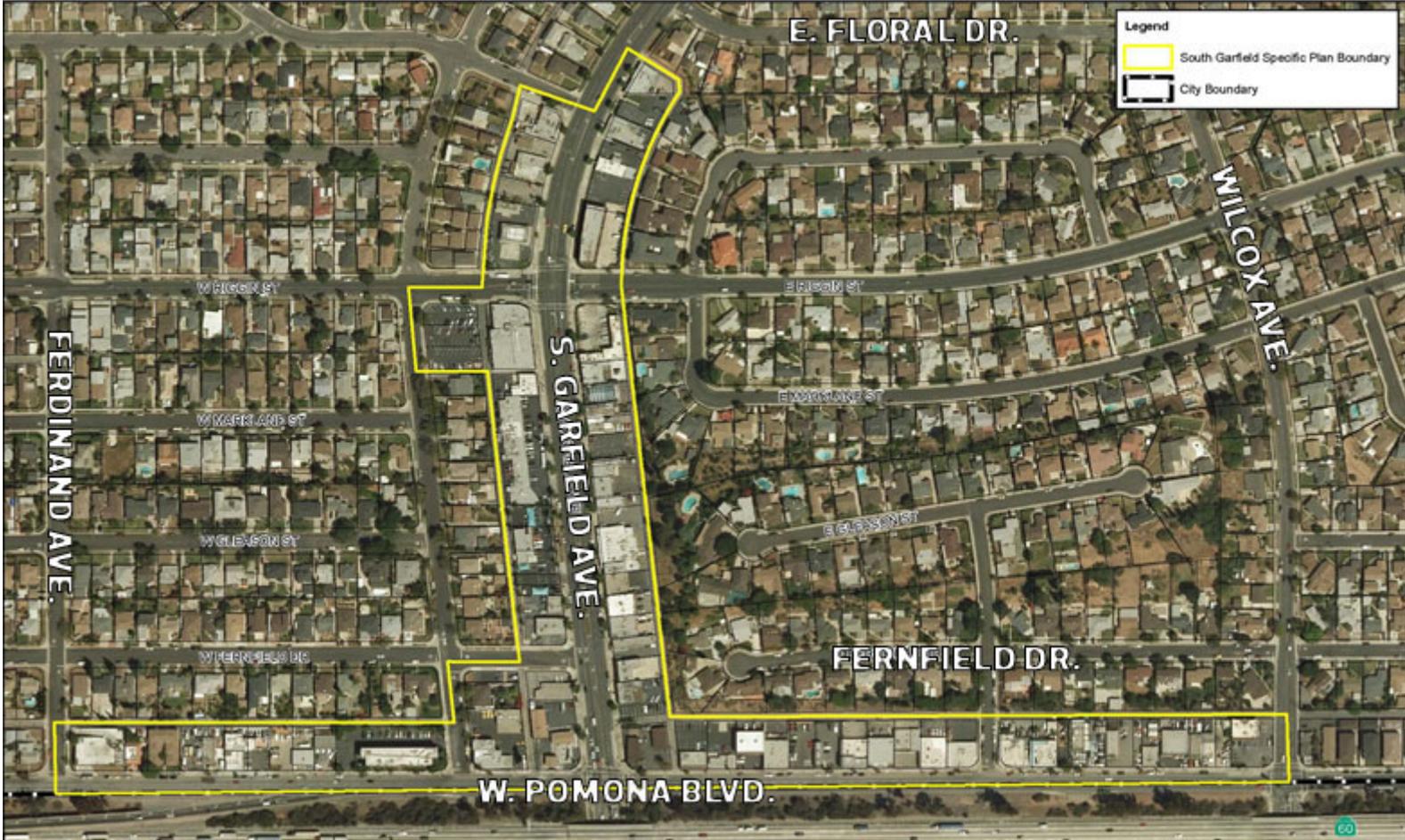


September 16th, 2015

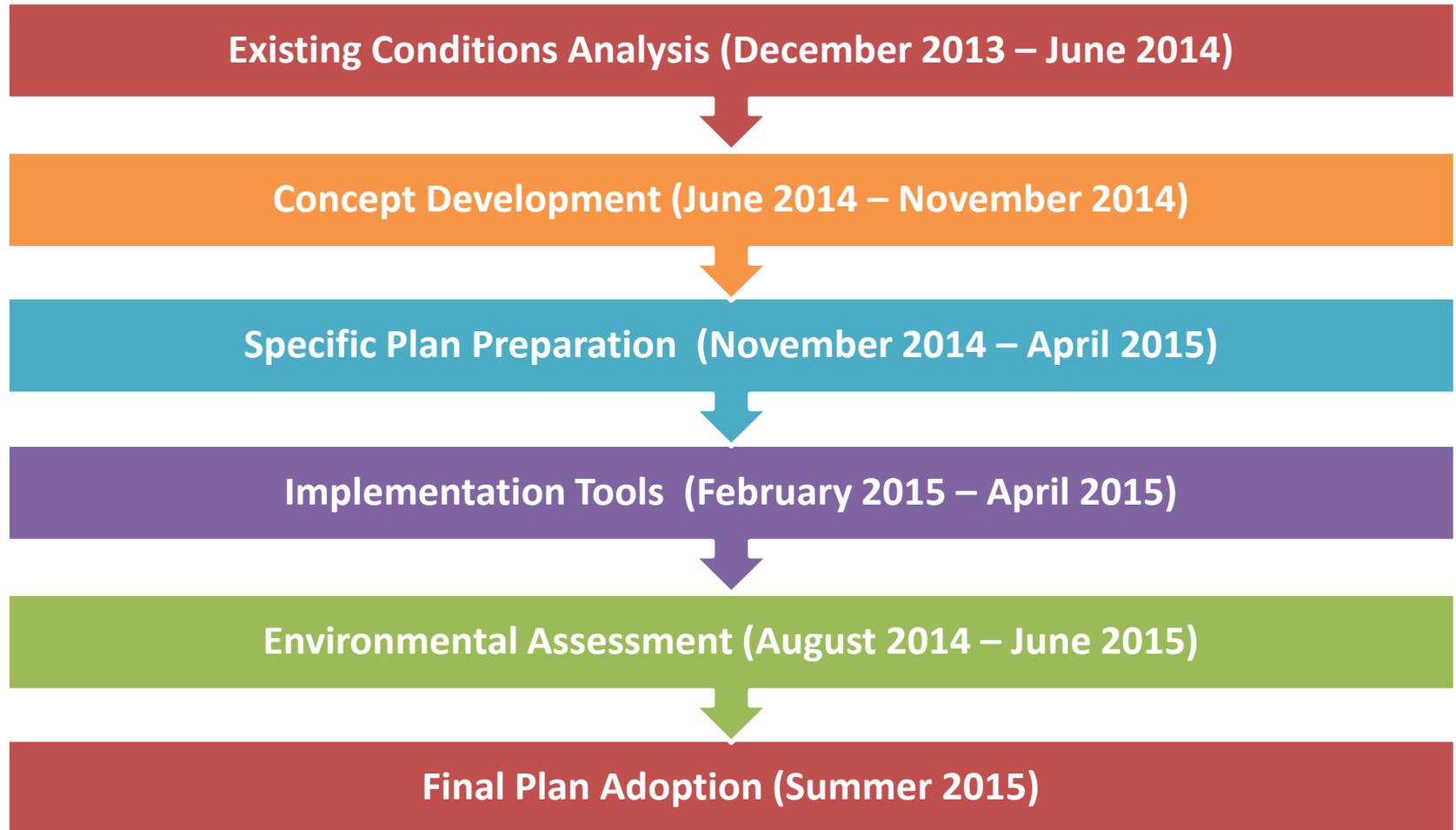
South Garfield Village Specific Plan Background

- Transit-Oriented Development (TOD) funding by Metro based upon future Gold Line extension
- Existing Specific Plan was adopted in 1987 and revised in 2000
- Objectives
 - Encourage revitalization of the area
 - Improve mobility and connectivity
 - Provide guidance on development and improvement of buildings and structures
 - Guide infrastructure policies and priorities

Focus Area Graphic



Process and Schedule

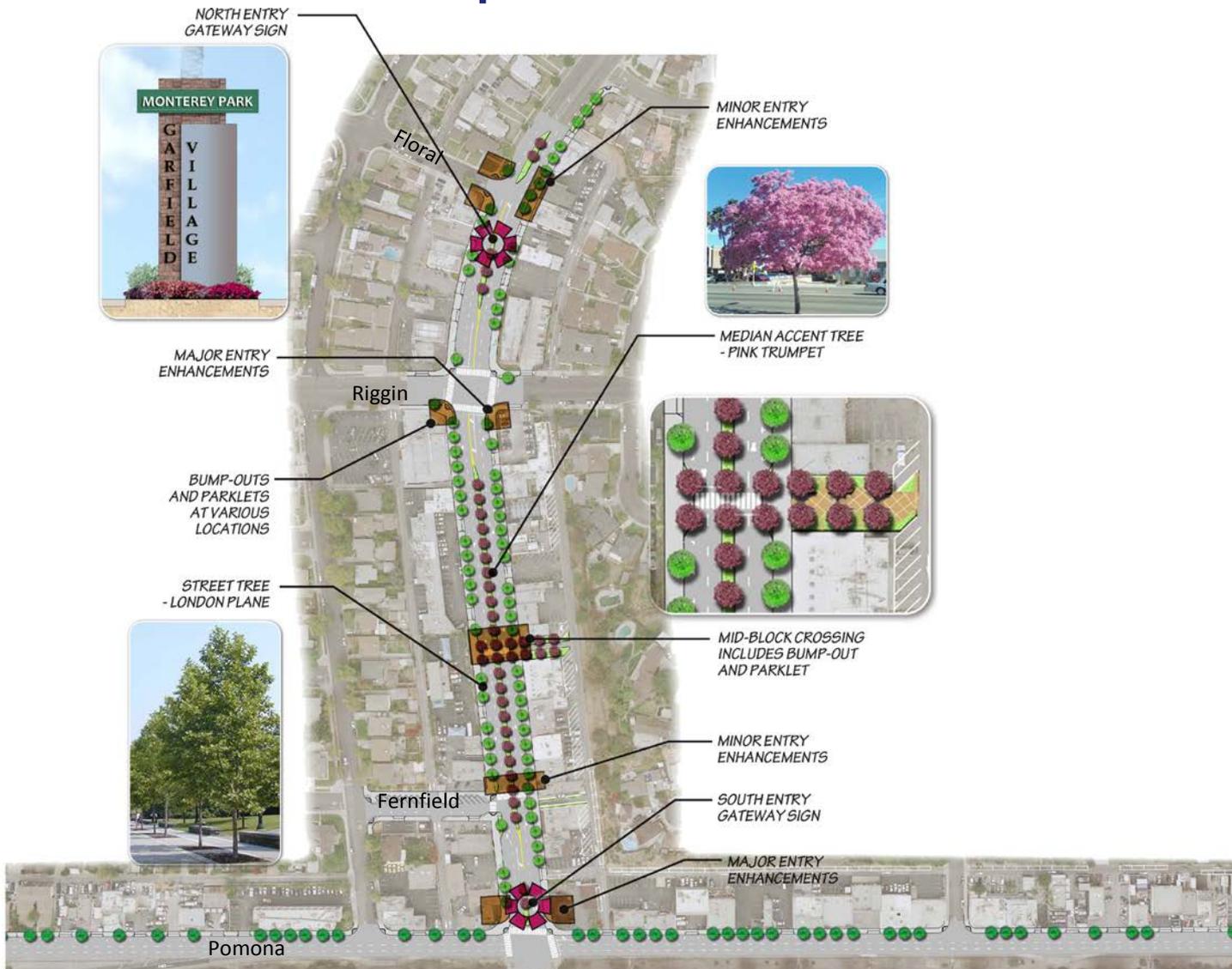


Public Engagement

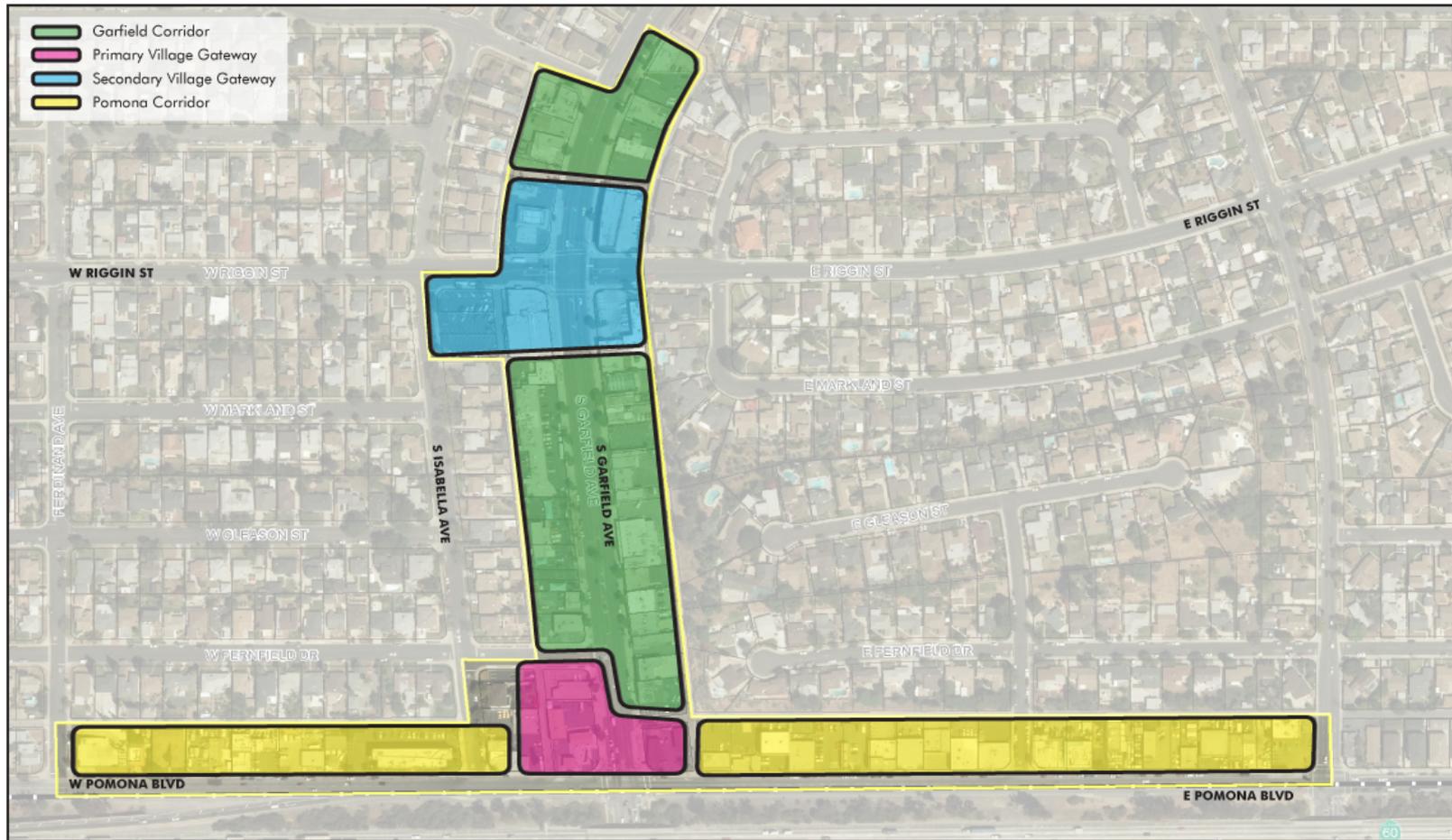
- Business/Property Owner Interviews (December 2013)
- Community Survey (January 2014)
- Community Walk (February 2014)
- Community Workshop (May 2014)
- Plan Open House (June 2015)
- General Plan Advisory Committee Meeting (TBA)



Conceptual Vision Plan



Conceptual Land Use Areas



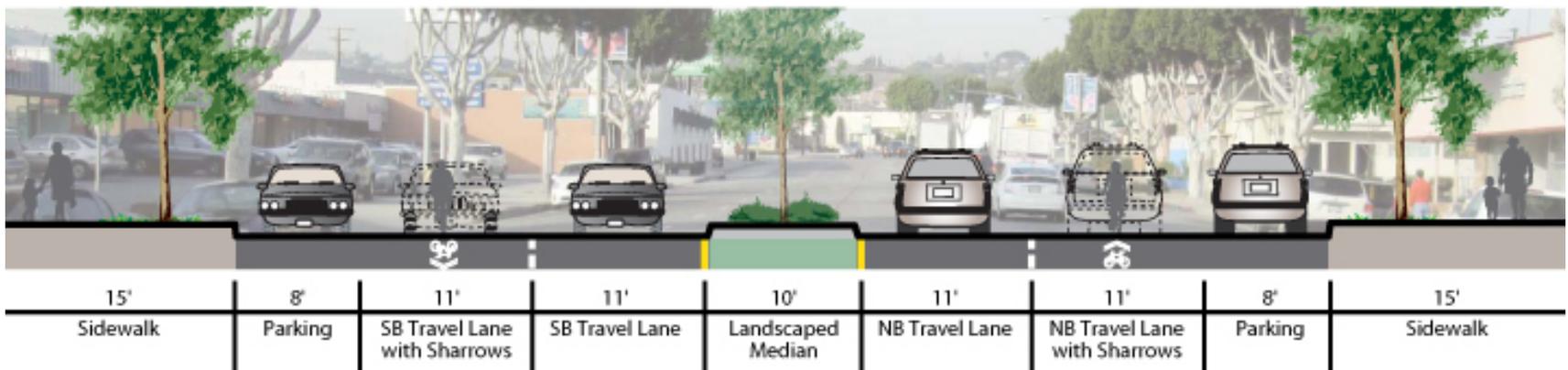
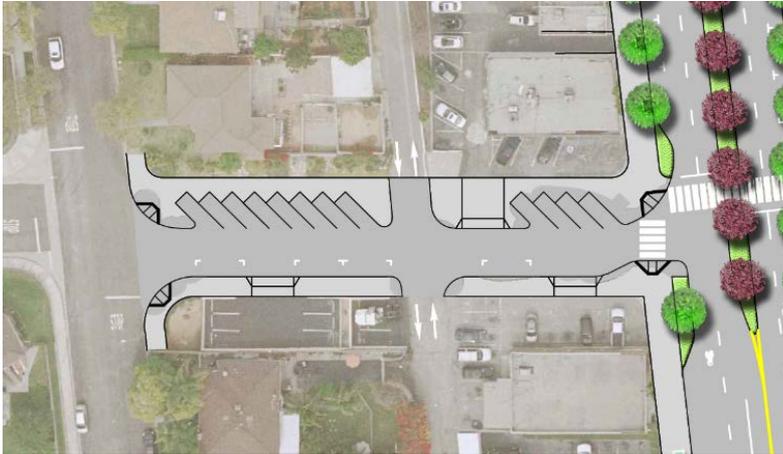
Regulatory Plan



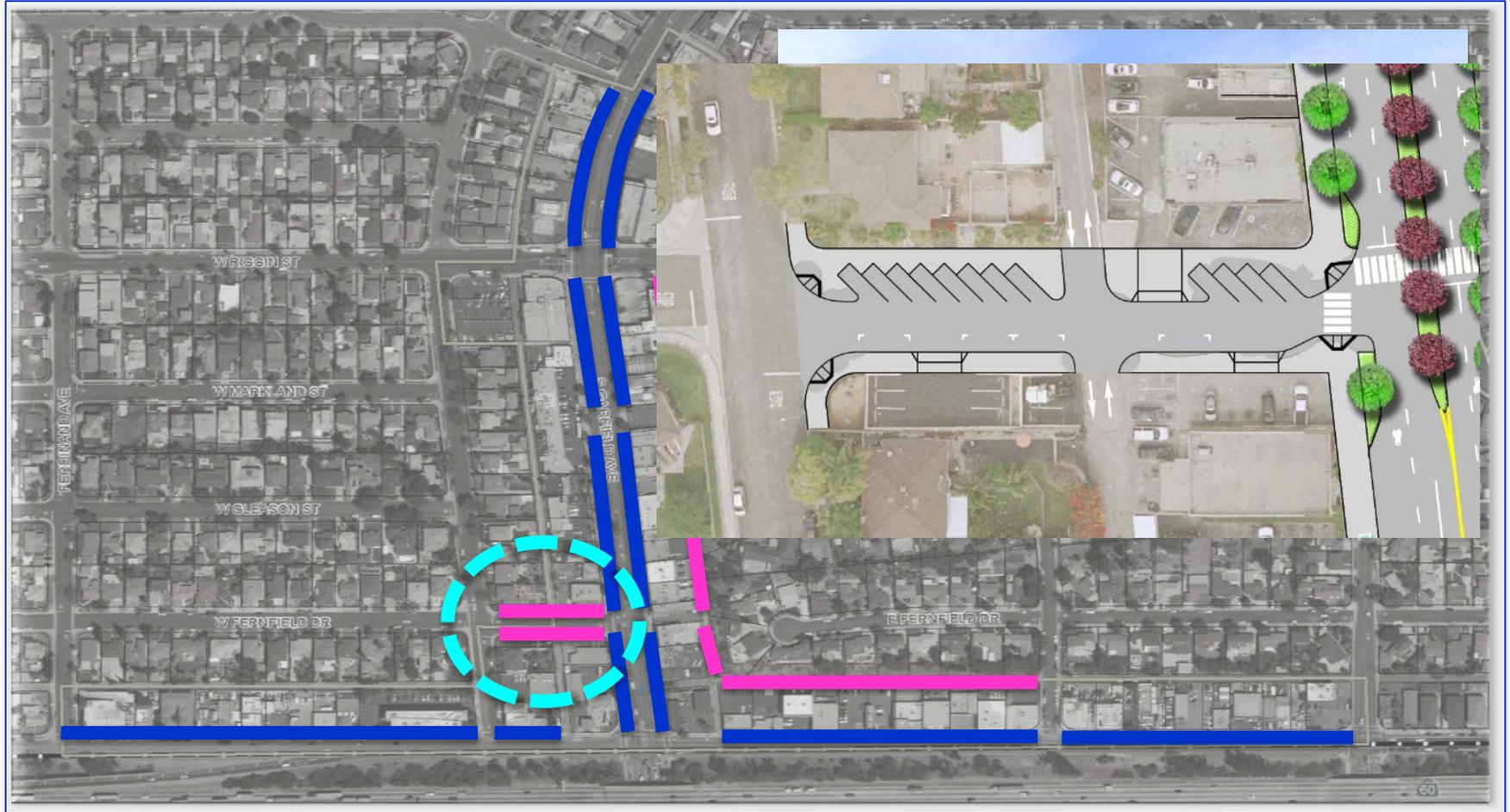
Conceptual Vehicle Circulation



Conceptual Vehicle Circulation



Additional On-Street Parking Alternative



Conceptual Bicycle Circulation



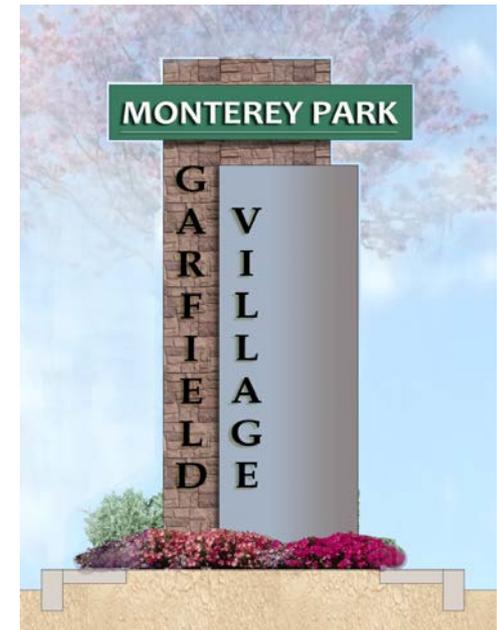
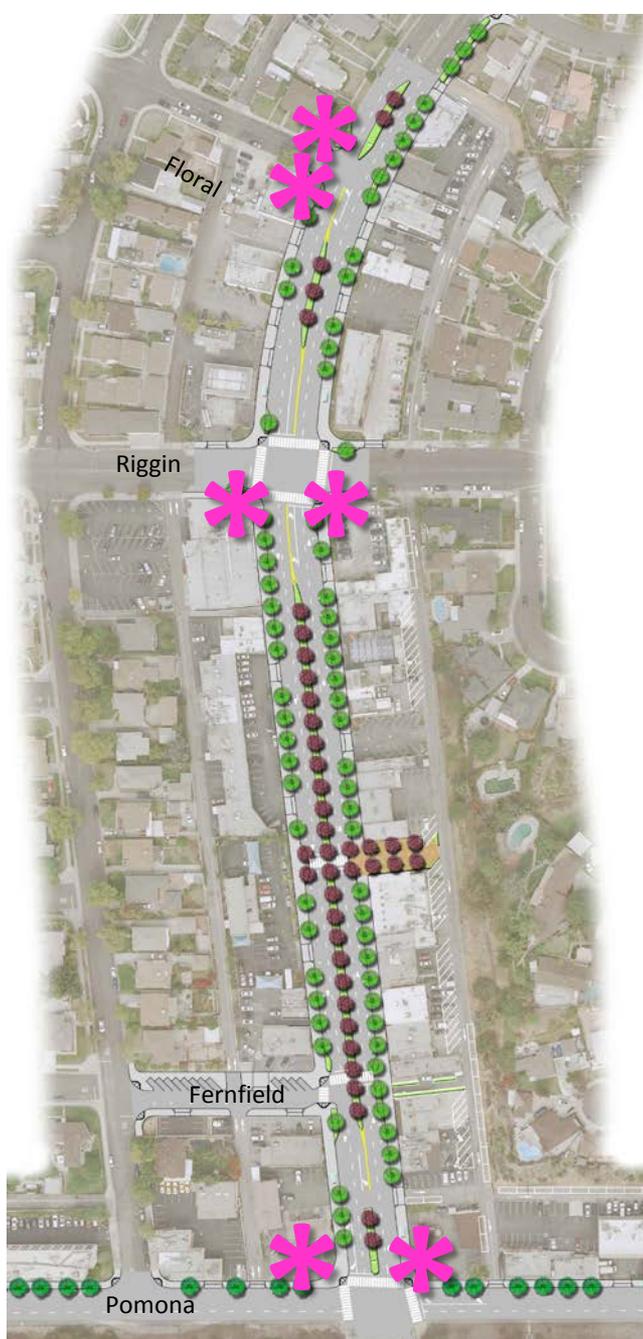
Conceptual Pedestrian Circulation



Conceptual Pedestrian Circulation Mid-Block Crossing



Urban Design and Streetscape Concept



Urban Design and Streetscape Concept



General Provisions of Guidelines



Implementation

- Zoning Code Amendment
- Infrastructure Improvements
- Parking
- Business Improvement District (BID)



Financing Mechanisms

- City Funds
- Public/Private Partnerships
- Private Contributions
- Competitive External Grants and Loans



Incentives

- Pedestrian Amenities Incentive
- Mid-block Pedestrian Passageway Incentive
- Lot Consolidation Incentive
- Shared Parking and Access Incentive
- Façade Renovation Incentive
- Restaurant Development Incentive



Environmental Review Process

- Initial Study/Mitigated Negative Declaration
 - 30-day public review: July 13 – August 11, 2015
- Impact conclusions:
 - No Impact
 - Less Than Significant Impact
 - Less Than Significant Impact with Mitigation Measures
 - Aesthetics
 - Air Quality
 - Cultural Resources
 - Greenhouse Gases
 - Noise

Comments on Draft MND

- Received 3 comment letters
 - Resident
 - Requested consideration of a segregated bike lane in place of the sharrows (lane markings) identified
 - Caltrans
 - Clarification on analysis methodology, storage capacity/queuing, and existing conditions
 - County Sanitation Districts of Los Angeles County
 - Provided updated information regarding treatment facilities/capacity
- None of the comments require new analysis or change the conclusions of the MND

Next Steps

- City Council to adopt the Specific Plan
- City and Consultant will work to finalize streetscape design and cost estimate
- Upon completion of design, staff will return to request appropriations for the improvements
- Staff will continue to solicit interest in establishing a Business Improvement District



