



Planning Commission Discussion

February 4, 2026

Agenda

I. Presentations

- **Small Business Anti-Displacement Strategies**
- **Q&A**
- **Objective Design Standards**
- **Q&A**

II. Public Comment

III. Commission Discussion

City Council 11/6

- Additional economic feasibility analysis to suggest strategies to protect small businesses
- Need for continued & expanded outreach
- Some support for 7 stories across the corridors

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- Prioritize active, pedestrian-oriented ground floors
- Protect small and legacy businesses
- Open to greater building heights when design quality is strong

Presentations

Presentation 1:

**Small Business Anti
Displacement Strategies**

Dena Belzer,
Strategic Economics,
Founder & President

Presentation 2:

**Ground Floor Objective
Design Standards**

Chris Sensenig,
Raimi & Associates,
Associate Principal