

## Downtown Steering Committee Meeting

September 28, 2011

**Public Comments – None**

### Land Use Discussion

Discussion among Steering Committee Members:

#### Oxbow Commercial

- Why is Oxbow different than Downtown?
- Would like to see entertainment uses.
- Single-family detached residential doesn't seem to agree with Town Center area. Is Oxbow where we want to have group residential and SROs?
- "Visitor-serving retail, food and wine-related uses" discussion whether this should be emphasized in Oxbow when it should be okay in all of downtown where commercial uses are allowed. Let the market decide. What we don't want to see is big box retail, maybe emphasize that instead.
- Do not allow a jail, big box, large public facilities.
- Concern we have too much retail space downtown, don't want to add too much more.
- Stand-alone office buildings better suited for downtown (e.g., Napa Square). Should we allow for a broader range of office uses? Upper levels only? Make them conditional?
- 

#### *Key Decisions:*

- Should recreational rentals be included as a use? Yes; agreed by all.
- Should Oxbow area exclude new detached single-family residential? Yes; agreed by all.
- Should stand alone health clubs be allowed? No, only if ancillary to a hotel or residential use; agreed by all.

#### Downtown Neighborhood

- Discussion to encourage a CUP on multi-family so we don't end up with bad apartments (only 4 supported)
- Some emphasized needing to remove barriers for multi-family development; don't make it more difficult
- This is the area where residential is more appropriate, office less appropriate to strengthen the residential edge of historic homes that should convert back to residential use
- Discussion about allowing commercial uses in this area, like coffee/yogurt shop, supportive services like a photocopy business, etc. The definition on page 56 is spot-on, don't mess with it. Allow some uses, but make sure the list is the right list. Walk a couple blocks to get what you need.

#### *Key Decisions:*

- Permit mutli-family with design review? Yes, agreed by all but 4.
- Should the Downtown Neighborhood area allow some residential-supporting commercial uses? No; agreed by all but 1.

#### Downtown Core

- Staff will clarify the single-family residential uses.
- Multi-family residential should be permitted rather than conditional.
- SRO's – is that what we want downtown? Staff discussed the State law provision, and indicated we cannot prohibit these outright and we can further address in the City's Housing Element. Staff will follow-up to clarify the State law.
- Gun shop – do we want downtown? Group said to not prohibit.
- Why are personal services allowed on the ground floor but palm readers are not? Staff explained that these are different uses compared to general personal services and that they tend to not have storefronts.
- “Condo” is an ownership/financing arrangement, not a land use/housing type. Staff noted the difference.

#### Downtown Mixed Use

- Why are day care facilities/centers permitted? Staff explained the provision in State law where allowing for small day care is strong encouraged.

#### **Height and FAR**

- In response to a question, discussion occurred regarding tiers for height in both Downtown I and II – first tier height is allowed; second tier requires Planning Commission approval; third tier would be incentivized. (Downtown I -- 50', 60' and 75'; Downtown II – 40', 50' and 60') Examples included requiring developer to provide additional open space, infrastructure, circulation, or other amenities. Brief discussion regarding Transfer of Development Rights also occurred.
- Discussion of the concept of marrying the FAR to the height allowance. One option is to keep the ceiling at 4.0, with the initial allowable threshold at 2.0 versus what it is now at 1.25 and anything above could require special review.
- Discussion occurred regarding the importance of the Town Center property and wanting to ensure appropriate incentives, and not wanting to create unnecessary roadblocks.
- This height and FAR discussion to be continued to future meeting.

#### **Miscellaneous**

Transition Zone Setbacks – There was group consensus on:

- Create a Transition II zone in the commercial character areas currently in Transition I (Main Street north, ABC area) where setbacks do not presently exist and no setbacks in these areas should be required.

Entertainment District – There was group consensus on these points:

- Noise levels – 67 db
- Expand district to include one block of First Street west of Main Street
- Change allowable time for live performances to 1:00 a.m.