

**PRELIMINARY DRAFT 2040 GENERAL PLAN  
PUBLIC WORKSHOP – June 17, 2019  
KEY ISSUES SUMMARY**

Approximately 50 people attended the Public Workshop on June 17, 2019 to discuss the preliminary Draft 2040 General Plan. Comments were recorded on flip charts and by City Staff. All comments will be considered as the City prepares the Draft General Plan and Program Environmental Impact Report later this summer and fall. This document contains a composite summary of *Key Issues* raised by multiple participants followed by *Staff Response* organized by the Workshop Stations – (1) Development (Land Use on My Site); (2) Public Space (Infrastructure & Services); (3) Nature & Hazards (Sensitive Areas); and, (4) Downtown (New District Overlay).

**STATION 1: Development – Land Use and Environmental Justice**

1. **Eastern Triangle (Texas-Ferris-Whipple).** General agreement that the majority of the Eastern Triangle properties are residential and that the proposed GP Land Use change to Residential makes sense numerically. Some concern with the consequence of limiting land use could un-fairly constrain development options to R-1 in a high-intensity corridor.  
*Staff Response: Staff will explore a potential different designation (Medium Density, Planned Development, Mixed-use, etc.) to allow both Residential and Industrial/Commercial on same lot (analog to proposed Downtown District overlay proposed).*
2. **Mill Street (west of City Hall).** General agreement that existing GP Land Use of Mixed Use Office Residential to Residential Medium Density makes sense.  
*Staff Response: The general intent is to enhance residential in a predominately residential block.*
3. **West Main Street.** Questions regarding the methodology to focus on residential rather than maintaining mixed use on West Main Street. Does it warrant a new land use designation; how will existing commercial business be impacted; what type of residential are we seeking to promote? Some spot-zoned commercial areas (7<sup>th</sup> St) are occupied with single-dwellings – change to R-3?  
*Staff Response: Staff will explore a potential different mixed-use designation.*
4. **Affordable Housing.** Strong support for more affordable housing variety in downtown.  
*Staff Response: Please note that the Downtown District Overlay will prioritize residential uses.*
5. **Industrial FAR.** Existing Floor Area Ratio of .35 seems low for industrial uses.  
*Staff Response: Low FAR is a consequence of historical industrial development pattern – single-story, surface parking/loading. Could explore increasing maximum to .5 or 1, with no minimum.*

**STATION 2: Public Space – Circulation, Infrastructure & Public Services**

1. **Transit.** More public transportation investment – Valley Express is not accessible and is confusing for general public.  
*Staff Response: Noted. Will consider and advise responsible agencies accordingly.*
2. **Roads.** Improve quality of road surfaces generally.  
*Staff Response: Road repair plan presently underway.*
3. **Sustainability.** Invest in clean energy and recycled water.  
*Staff Response: Noted. Will consider and advise responsible agencies accordingly.*
4. **Recreation.** Access to Santa Clara River.  
*Staff Response: Noted. Will consider and advise responsible agencies accordingly.*
5. **Pedestrian / Bicycle.** Improve ADA accessibility – paths and crossings.  
*Staff Response: Noted. Will study and consider for possible inclusion in future ordinances.*
6. **Hospital.** General Plan should properly address need of full service hospital and social justice.  
*Staff Response: Noted. Will study and consider for possible inclusion in future ordinances.*

**STATION 3: Nature & Hazards – Environmental & Cultural Resources/Constraints**

1. **Environmental Quality.** Reduce pesticide use. Better hazardous waste dumping. Hwy 126 soundwall.  
*Staff Response: Noted. Will study and consider for possible inclusion in future ordinances.*
2. **Disaster Response.** Need evacuation plans and annual CERT training. Include churches.  
*Staff Response: Noted. Will consider and advise responsible agencies accordingly.*

3. **FEMA Flood Hazard Area Mitigation.** General curiosity related to status of flood map updates.  
*Staff Response: Noted. Will consider and inquire with responsible agencies accordingly.*

#### **STATION 4: Downtown District Overlay – Economic Development & Downtown**

The fundamental purpose of the overlay is to induce compatible residential infill and mixed-use development (potential expanded historical district), upgrade infrastructure (streets, utilities, parking, etc) and improve conditions for pedestrians (safer crossings, pocket parks, etc).

1. **Overlay vs Underlying Zoning.** Potential impacts to residential and/or commercial commercial zoned properties within the new overlay. Will new overlay create non-conforming uses?

*Staff Response:*

- *The Downtown District is an optional "overlay" and will not change existing land use designation. No existing development will be deemed non-conforming or illegal.*
- *Enhanced spectrum of optional development provisions are available through overlay.*
- *Context-based Design Guidelines will explored to ensure compatibility.*

2. **Boundary.** Rationale and logic behind boundary location.

*Staff Response:*

- *Historical Precedent for central core of town – entry monuments at 7<sup>th</sup> and 12<sup>th</sup> & Harvard to RR. Staff are currently refining to ensure compatible transitional development form.*
- *Boundary area is intended to contain land with maximal infill potential for compatible development (mainly housing) – under-utilized parking lots, and vacant and under-utilized partially developed lots.*
- *New overlay policy intends to standards and process to ensure a compatibility and protect most important parts of town – which is the downtown core area and historic design character.*

3. **Future Provisions.** What comes next after General Plan Policy change?

*Staff Response:*

- *Preferred Use Provisions – Staff will advise a set of permitted uses intended to prioritize housing and compatible small-scale commercial (primarily office & retail).*
- *Development Standards – Staff will recommend new regulations focusing on compatibility between abutting transitional uses (set-backs, height step-down, lot coverage, etc.)*
- *Infrastructure Improvements – Staff will explore in-lieu fee structure as mandatory provisions for taking advantage of new overlay incentives. Fees will*
  - *District Parking. Staff will explore strategies and programs to meet parking demand through creative means (such as joint-use agreements, district parking, shared use, etc – the downtown has over 1,500 surface parking spaces that are very underutilized).*
  - *Downtown Infrastructure. Other infrastructure will be improved (paving, parks, sidewalks, etc.).*
  - *Pedestrian Safety and Security. Staff will explore strategies and programs to protect the pedestrian – related to lighting, signage, accessibility and ground-level transparency.*
  - *Public Space. Staff will explore potential for enhancing and expanding small-scale public spaces (such as Green/Mill Alleys, Paseos, etc.)*