

Ad Hoc Downtown Committee Meeting Notes – November 6, 2008

In attendance

Committee: Merz, King, Flynn, Davis-Woodcox, Mundy, Morse, Cannon, Glenn,
Staff/PMC: Peterson, Brodeur, Friend, Williams, Vieg, Tillman, Sevier

Summary of Suggestions for Change

- Change OMU on lots north and south of 2nd St. between Flume and Wall to DRMU (6-1)
- Change properties along east side of Flume between 1st and 5th St. to OMU (7-0)
- PFS for Cal Water tower site at 1st and Orient

Notes on Land Use Alternatives

- Mark commented that district-level land uses are used (rather than a general “Downtown” designation) when a Downtown Element is prepared
- There were many questions about CMU & what’s allowed, required
- Mark stated that offices would be allowed as a stand-alone use in the CMU area if policies to that end were created for DT.
- The committee expressed interest in allowing office and residential uses in the CMU area
- Mark stated that auto-oriented uses would be allowed in CMU
- TJ is interested in a DT Specific Plan
- Mark clarified the use of a vision plan
- John wants DRMU for triangle parcel,
- John- OMU for ½ blocks along Flume (2nd to
- John wants CMU for the Satava block, and he’s ok with RMU for 6th south to Humboldt
- Discussed concerns about impacts to adjacent SFR if boundary and RMU is expanded to Orient
- Glennda would like policy addressing the expanded area to Orient
- A straw-poll vote on John’s added area was 4-4
- When re-voted, it was 3-4, so no change to boundary

The Sidebar (ideas to revisit in the future)

- Mary wants to address a pedestrian connection from Annie’s Glen to CSUC through Lost Park
- Mary wants to address the DT boundary
- John wants to draw DT boundary along Orient south to Humboldt
- TJ and Cheryl want to discuss historic resources as a factor in redevelopment
- Consider including office and residential as allowed first in downtown areas of CMU.

Public Comments

- Ken Flemming said expand DT and zone up to increase land value and draw investment

- Carlton Lowen – parking is needed, need private/public partnership in south downtown; more offices not more retail; must address market realities
- Charlie Pruesser – also concerned about parking holding up redevelopment