

**TOWN OF SAN ANSELMO
TOWN COUNCIL STAFF REPORT**

March 5, 2008

For the meeting of March 11, 2008

TO: Town Council
FROM: Lisa Wight, Planning and Building Director
SUBJECT: Visioning for San Anselmo Avenue Between Ross and Bolinas Avenues

I. RECOMMENDATION

That Council review the guidelines for development of private property in the downtown between 21 and 305 San Anselmo Avenue and provide direction to staff.

II. BACKGROUND

January 22, 2008: Town Council generally expressed interest in moving forward with the community's vision by providing guidance for future development and continued the item to the March 11, 2008 meeting (Ayes: all).

III. DISCUSSION

Staff has prepared guidelines for development of private property in the downtown between 21 and 305 San Anselmo Avenue. These Guidelines were written to assist property owners when designing their projects for review by the Town and are based on the results of the Community Visioning Workshops held in 2007.

Also attached is a report of consistency between the community visioning and the General Plan and Zoning Ordinance. Interestingly, the community visioning is consistent with both the General Plan and Zoning Ordinance. Staff has listed some additional General Plan and Zoning Ordinance amendments for future consideration to further address the community's vision.

attachments: Town Council minutes dated January 22, 2008
Guidelines for Development of Private Property in the Downtown Between
21 and 305 San Anselmo Avenue
APN maps and List of Properties
Study of Consistency with General Plan and Zoning Ordinance

Item 3

There was no public comment.

The public session closed.

Greene volunteered for the League of California Cities (North Bay Division), MCCMC JPA Oversight Committee, Ross Valley Fire Department Board of Directors Alternate and to replace House as the Town's representative to the Marin Telecommunications Authority Alternate.

House volunteered to be the Town's representative on the JPA Oversight Committee, the Measure G Monitoring Committee and the Ross Valley Fire Department Board of Directors Alternate. House believes Greene would be a better representative to the Marin Telecommunications Authority Alternate.

Breen suggested Greene to consider the Economic Opportunity Subcommittee.

Greene accepted Breen's proposal.

The public session was opened.

Louise Mathews, Foothill Road, stated she was very pleased to see Greene step up and take on two of the heavier Committees and would like to have Greene on the Fire Board. If he is not the primary representative she would like to him to attend the meetings.

Gary Millar, Santa Barbara Avenue, suggested that the seats that are not contested be appointed and for seats that are contested that those candidates present to Council in written format why they want to be a member. It could be posted for the next Council meeting so we can decide on this with evidence of what they attend to accomplish in these roles.

The public session was closed.

M/s, Thornton/Greene to appoint Greene as the Town's representative to the League of California Cities (North Bay Division), the Marin Telecommunications Authority Alternate and the Economic Opportunity Subcommittee for San Anselmo; and to appoint House as the Town's representative to the Measure G Monitoring Committee. Ayes: All.

5) PRESENTATION OF SUMMARY RESULTS OF THREE DOWNTOWN WORKSHOPS HELD TO GATHER COMMUNITY IMPUT REGARDING THE AREA OF SAN ANSELMO AVENUE BETWEEN BOLINAS AND ROSS AVENUES AND PROVIDE DIRECTION TO STAFF ON NEXT STEPS.

Jeff Baird, the consultant hired to convene the workshops presented the findings of the three workshops, highlighting the community's preference for sustainable development and pedestrian-friendly areas. Baird stated the value of this process has been to identify community concerns and directions regarding future planning for this area. The combination of the workshop summaries plus any specific policy directions determined by the Town can provide a developer with valuable materials, directions and process considerations for their proposal. Further, it may help the Town to identify guiding principles for development for the area to help achieve the community's vision.

Baird noted some of the key findings of the workshop were:

- 1.) **Overall Character:** Any development should be consistent with the "village character of San Anselmo" in terms of the height of buildings, eclectic design style, and pedestrian friendliness.
- 2.) **Height of Buildings:** In general, two-story height limits prevail so that views of the hills are maintained for autos and pedestrians. Narrow "view corridors" between taller buildings are generally not desirable, but some taller buildings (3-story maximum) should be allowed in

limited instances; three story buildings could be desirable if there is a specific public benefit provided.

- 3.) **Pedestrian Improvements and Traffic:** Sidewalk, cross-walks and pedestrian and bicycle routes are safe and inviting. Parking and traffic is improved.
- 4.) **Land Use and Commercial Development:** The area avoids competing with the downtown in terms of commercial development, but may be appropriate for more housing or uses that support the downtown or provide housing for people who work in San Anselmo; to the extent possible, local businesses are maintained.
- 5.) **Greenness and Sustainability:** New development in the area is built along green building principles and support sustainable development principles. This includes the types of material used as well as "smart growth" types of development that reduce use of cars.

The public session was opened.

Scott Couture, Allen Avenue, was very much a part of all three meetings and believes there was a lot of positive energy; good ideas resulted from the meetings; we need develop the results of the workshops and to look at the next step in this process. He and Michael Rex, a local architect has developed some suggestions. Michael Rex highlighted some of their suggestions which included the following: communication with the Town reasons for doing this; define the area; put together a formal steering committee made up of stake holders through a formal application process; committee to have an ending time line; open meetings per the Brown Act; for Council to consider the objectives for the committee; consider an overlay district just for the planned area which will allow for some flexibility; Rex suggested his letter be published on the website; get feedback from the public and to put this on the agenda as a scheduled hearing in February; keep the momentum and to proceed with this issue.

Scott Hockstrausser, City Planner and Land Use Planner in Marin County, lives in the Ross Valley, attended the three workshops and is fascinated with the exuberance and exhilaration that has come out of this visioning process. He suggests using the three R's: reclaim the area for the public where the streets work for the people; recycle the buildings to sustain the carbon footprint; renew the community with economic vibrancy in this area. Hockstrausser noted that Council has the authority through the government code, planning and zoning laws to establish a specific plan area in which the specific plan would allow the Town to take some money from the property owners to use for this planning process either by contribution and/or to access them later on after you spend the money.

Louise Mathews, Foothill Road, the Town does not have a code that says no big box stores and this is a preliminary action which needs to be taken. She feels the Planning Commission and Town Council have not taken on this issue and need to do so.

Nancy Okata, attended one of the three workshops and feels the entire process was manipulated and this redevelopment area of San Anselmo really needs to be shelved at this point.

Tom Peacock, Durham Road, attended the three meetings and believes if the area is built appropriately, keeping in mind the need for pedestrian and bicycle access, which all work to reduce our carbon footprint that San Anselmo could be a leader in trying to make the community an example of what you can do about your carbon footprint. Peacock hopes that as the Town goes forward with this planning that they include all kinds of environmental issues and thanked Council for the opportunity to attend the Vision meetings.

The public session closed.

Breen agrees Council ought to move forward on this and continue to involve the community as they have been a large part of this process and with guidance and direction would like to see it on the agenda

sometime in February, which will give us time to re-read and review the proposal again. Breen likes Scott Hockstrawsser's suggestions & comments and feels they should be integrated with the process.

Thornton believes the public's input & suggestions at tonight's meeting were excellent. She likes Scott Hockstrawsser's ideas and feels it is very important to include environmental items. Thornton also would like this to be agendized sometime in February.

Greene feels there has been what he characterized as a Mary Poppins kind of feel about this whole thing and he believes a tempering kind of influence should be brought to the visioning process because the property is owned by private individuals and private concerns.

House supports the idea of bringing this back in February and believes the comments made tonight were helpful to all.

Freeman noted that some wonderful ideas have been presented and with this summary the investors/owners can think about what sorts of things that will work there taking everything into consideration. Freeman affirmed no decisions should be made tonight and likes the idea of following up the Town's meetings with some type of steering committee made up of the public, elected officials and experts who can make technical contributions.

Councilmember Breen noted for business reasons that he would not be able to attend the meeting of February 26, 2008.

House suggested the item to be agendized for March 11, 2008.

M/s, Greene/Breen to accept Jeff. Baird's report and to continue our consideration of this matter to the meeting of March 11, 2008. Ayes: All.

Freeman proposed item 7) to be the next item for discussion and item 6) to follow.

M/s, Breen/ Thornton to move the motion that item 7) be the next item for discussion and item 6) to follow. Ayes: All

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(7) APPROVE RESOLUTION APPROVING THE FORMS AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SITE LEASE AND A LEASE/PURCHASE AGREEMENT, DECLARING ITS INTENT TO REIMBURSE PROJECT EXPENDITURES AND AUTHORIZING CERTAIN ADDITIONAL ACTIONS; FIRE STATION 19, 777 SAN ANSELMO AVE, FLOOD RECOVERY AND IMPROVEMENT PROJECT.

Town Finance and Administrative Services director Pendoley acknowledged that at the last meeting Town Council received information regarding two options for financing the flood recovery/improvements for the Fire Station; Certificates of Participation and the Municipal Lease. After consideration the Council directed staff to develop the documents necessary to enter a Municipal Lease in the amount of \$1,700,000 with a fifteen year amortization. The staff report includes the documents necessary to enter that agreement; the resolution to approve the forms; a draft of the site lease; a draft of the Lease Purchase Agreement in which the Town leases back the property through semi-annual payments of \$79,000 over fifteen years. Pendoley introduced Bruce Kerns, financial advisor from Stone & Youngberg who has helped with a lot of the footwork in this process and is here to answer any questions.

Greene questioned if the Town were to default and not be able to make the payments would it be possible for the Fire Department property to be foreclosed on.

Guidelines for Development of Private Property in the Downtown between 21 and 305 San Anselmo Avenue

These Guidelines were written to assist property owners when designing their projects for review by the Town and are based on the results of the Community Visioning Workshops held in 2007.

Overall Character:

- Any future development should be consistent with the “village character of San Anselmo” in terms of the height of buildings, eclectic design style, pedestrian friendliness, etc.
- It is desirable to make the area more inviting to visit by making the experience more pleasant for pedestrians and creating areas where sitting and gathering are encouraged.
- The historic style and character of the area should be maintained; no monolithic structures, the utilities such as streetscape and landscaping are integrated with upper downtown San Anselmo Avenue, there is a welcome portal to the town, front façades are broken up allowing space for alcoves and courtyards, the developed town median has sitting areas, the post office remains, vibrant small-scale businesses attract people to the area, and night time use of the Avenue is encouraged.

Height of Buildings:

- In general, two-story height limits should prevail so that views of the hills are maintained for autos and pedestrians.
- Narrow “view corridors” between taller buildings are generally not desirable, but some taller buildings (3-story, 30' height maximum) may be allowed in limited instances.
- Three-story buildings could be desirable if there is a specific public benefit provided, such as a landmark building that creates a sense of entry to the community or area, affordable housing is provided, a public gathering space is provided, etc.
- Staggered building heights and step-backs of upper stories might be ways to minimize impacts, and impacts on adjacent residential areas should be minimized.
- Flood improvements should be made and buildings designed such that on-site parking is above ground, and finished floors are above the base flood elevation or designed to be flood proof.
- Long range views of Bald Hill, Mount Tamalpais and the Seminary should be protected.

Pedestrian Improvements and Traffic:

- Sidewalks, cross-walks and pedestrian and bicycle routes are safe and inviting. Parking and traffic flow is improved.

Land Use and Commercial Development:

- The area compliments the existing downtown in terms of commercial development, but may be appropriate for more housing or uses that support the downtown or provides housing for people who work in San Anselmo.

Greenness and Sustainability:

- New development in the area is built along green building principles and support sustainable development principles. This includes the types of materials used as well as “smart growth” types of development that reduce use of cars.

Visioning Consistency with General Plan and Zoning Ordinance

General Plan: These properties have a land use designation of General Commercial. The Town's commercial enterprises are normally classified as "residential support" commercial, e.g., food and drug stores, restaurants, auto service shops and stations, personal service stores such as barber and beauty shops, dry cleaners and laundries, furniture and antique stores, and professional offices.

The primary land use goal of the General Plan is the conservation of the small town character of the community and its close relationship with the natural beauty of its setting. Additional goals include maintaining the economic viability of the Town's downtown, new developments shall be integrated harmoniously into San Anselmo's commercial areas; and there shall be accommodation of the housing needs of a socially and economically diverse population.

The General Plan does not address “stories”, but limits building heights to 30’.

Zoning Ordinance: These properties have a zoning designation of General Commercial (C-3). The Land Use Table lists those uses permitted and conditionally permitted (use permit) in the C-3 zoning district, the Development Standards table lists the development standards, and the Design Review findings lists those applicable findings for development projects.

The Zoning Ordinance limits buildings to two stories and 30' in height. The Zoning Ordinance provides for an overlay zoning district of a Specific Plan Development (SPD) with a designated use and property design. SPD provides a flexible approach to the development of a lot(s), while at the same time, provides for logical and orderly development, and promotes the health, safety, and general welfare of the Town. Planned Development contemplates flexibility and variety in the location of buildings and the diversity of lot sizes and building designs. It is intended to accommodate various types of development such as professional, residential, and commercial uses. Although this overlay district could permit more than two stories, it could not exceed the current General Plan height limit of 30’.

Design Review is required for exterior alterations and new construction. A Use Permit is required for demolition of 50 percent or more of a structure and for change of occupancy in a building with floor area of 1,200 square feet or more. Sign Review is required for new signage.

Property owners are encouraged to review the General Plan, Zoning Ordinance, and Downtown Visioning Workshop documents that are available at the Library and at the Planning and Building Department.

attachment: Area Map

Properties Included in the Downtown Visioning

<u>ADDRESS</u>	<u>APN</u>	<u>ADDRESS</u>	<u>APN</u>
21 San Anselmo Avenue	007-302-17	22 Mariposa Avenue	007-284-22
25 San Anselmo Avenue	007-302-16	201, 205, 207, 209 San Anselmo Avenue	007-284-39
29 San Anselmo Avenue	007-302-15	211 San Anselmo Avenue	007-284-18
35 San Anselmo Avenue	007-302-14	217 San Anselmo Avenue	007-284-17
55 San Anselmo Avenue	007-302-13	223 San Anselmo Avenue	007-284-49
11 Belle Avenue	007-302-12	235 San Anselmo Avenue	007-284-14
101 San Anselmo Avenue	007-301-20	237, 241, 245 San Anselmo Avenue	007-284-13
115 San Anselmo Avenue	007-301-19	14 Ross Avenue	007-282-11
121 San Anselmo Avenue	007-301-18	15 Ross Avenue	007-284-12
135, 139, 151, 157 San Anselmo Avenue, 7, 9 Mariposa Avenue	007-301-07	19 Ross Avenue and 16 Mariposa Avenue	007-284-48
6, 8, 10 Mariposa Avenue	007-284-38	23 Ross Avenue	007-284-10
18 Mariposa Avenue	007-284-21	305 San Anselmo Avenue	007-282-20
21 Mariposa Avenue	007-301-06		

Summary of Consistency Between Vision Summary and General Plan and Zoning Ordinance

Workshop Comments & Count of Preferences Posted by Participants	General Plan Consistency	Zoning Ordinance Consistency
No to 3 stories: 31	✓Land Use Element: The height of buildings is to be compatible with surrounding buildings, but shall not exceed 30 feet in height (no mention of maximum stories).	Table 4A: Maximum height: 2 stories, 30'
3 stories okay with higher percentage affordable housing: 22	✓Land Use Element: Accommodate the housing needs of a socially and economically diverse population.	✓Design Review Findings of aesthetic compatibility, protection against factors which may make the environment less desirable, not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development; and adversely affect health or safety.
Allow some 3-story bldgs in limited locations if views can be protected, impacts on surrounding areas avoided, and upper stories are setback from the street front ("wedding cake" design): 14	✓Land Use Element: New developments shall be integrated harmoniously into San Anselmo's commercial areas.	✓Table 3A permits housing with a use permit in commercial zones.
2 stories/30': 9	✓Land Use Element: Establish residential densities that are compatible with the environmental constraints of the area and sensitive to adjacent land uses; Mixed residential and housing opportunity development is appropriate.	<u>For future consideration:</u>
Potential 2nd & 3rd story residential/over commercial lower units: "mixed use": 9	✓Housing Element: Well-designed mixed use-residential/non-residential developments are highly encouraged by the Town where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed use development in appropriate locations. In particular in the downtown area to provide housing; The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated; Review mixed use infill housing sites; Identify existing housing opportunities for local workers and their families.	Design Guidelines to address stepping back upper stories and protecting views.
Three-story buildings should be linked to specific public benefits or improvements in the area or for the town as a whole: 9		Density Bonus/Inclusionary Housing Ordinance.
No exceptions to current two stories: 7		

Workshop Comments & Count of Preferences Posted by Participants	General Plan Consistency	Zoning Ord Consistency
<p>Provide for a mix of uses that include both commercial and residential (possible live/work), as well as public spaces: 7</p>	<p>✓Land Use Element: Accommodate the housing needs of a socially and economically diverse population; Mixed residential and housing opportunity development is most appropriate where sites have few environmental constructs, adequate facilities, such as transit and access to commercial services.</p> <p>✓Housing Element: Well-designed mixed use-residential/non-residential developments are highly encouraged by the Town where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed use development in appropriate locations. In particular in the downtown area to provide housing; The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated; Review mixed use infill housing sites; Identify existing housing opportunities for local workers and their families.</p>	<p>✓Table 3A permits housing with a use permit in commercial zones.</p>
<p>Workforce housing: 10</p> <p>Affordable housing w/limited parking: 9</p>	<p>✓Land Use Element: Mixed residential and housing opportunity development is most appropriate where sites have few environmental constructs, adequate facilities, such as transit and access to commercial services; Mixed residential and housing opportunity development is appropriate along major traffic arterials and adjacent to commercial and office areas.</p> <p>✓Housing Element: Well-designed mixed use-residential/non-residential developments are highly encouraged by the Town where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed use</p>	<p>✓Table 3A permits housing with a use permit in commercial zones.</p> <p><u>For future consideration:</u></p> <p>Table 5A: Parking standards reduced for affordable housing.</p>

Workshop Comments & Count of Preferences Posted by Participants	General Plan Consistency	Zoning Ord Consistency
	(cont'd) development in appropriate locations. In particular in the downtown area to provide housing; The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated; Review mixed use infill housing sites; Identify existing housing opportunities for local workers and their families.	
<p>Assure that the area is pedestrian and bicycle friendly, and is designed with a scale and interest that makes the experience of being there enjoyable: 11</p> <p>Safer for cyclists: 9</p> <p>Improve bicycle circulation: 6</p>	<p>✓ Land Use Element: Primary goal: conservation of the small town character of the community and its close relationships with the natural beauty of its setting.</p> <p>✓ Land Use Element: Encourage open space corridors along easements and streams and provide public access where appropriate for bicycling, walking, and equestrians; Mixture of visitor and local serving businesses. The incorporation of a residential element into the core could improve its function and vitality; Creative conservation of older buildings and close attention to new buildings to ensure that they are at a scale which is compatible with the existing character of the area.</p> <p>✓ Circulation Element: Encourages the improvement of bicycle and pedestrian systems which will reduce the reliance on autos for local trips; will continue efforts to identify the areas to be linked by bicycle and pedestrian paths and pursue opportunities such as grants and conditions of development approval to achieve a viable bicycle and pedestrian transportation system; to maximize the use of local streets for regional bicycle traffic.</p> <p>The Bicycle Plan could be incorporated into the General Plan</p>	<p>✓ Design Review Findings of aesthetic compatibility, protection against factors which may make the environment less desirable, not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area; and adverse affect on health or safety.</p> <p><u>For future consideration:</u></p> <p>Design review findings that address bicycle circulation and parking of bicycles.</p>

Workshop Comments & Count of Preferences Posted by Participants	General Plan Consistency	Zoning Ord Consistency
<p>Unique local retail uses (like S F Ferry Bldg) encouraged: 11</p>	<p>✓Land Use Element: "Residential support" type uses: food and drug stores, restaurants, auto service shops and stations, personal service stores such as barber and beauty shops, dry cleaners, and laundries. Other retail outlets such as furniture and antique stores, and professional offices draw outside clientele and are not so much dependent on local residents. Businesses would not rely on foot traffic for their customers, but would be expected to draw from and accommodate automobile traffic.</p>	<p>✓Table 3A permits all uses in the General Plan.</p>
<p>Community center that engages all members of the community: 10</p>	<p>✓Land Use Element: Public Facilities: A catch-all for all major public and semi-public land uses not included in the other districts. Existing public buildings, institutions and schools are so designated.</p>	<p>✓A Specific Plan Development overlay zoning or a rezoning to Public Facilities.</p>
<p>Reflect a "San Anselmo look" similar to the current architecture, and retain historic buildings and facades: 9</p> <p>Identification & preservation of historic buildings: 6</p>	<p>✓Land Use Element: Creative conservation of older buildings and close attention to new buildings to ensure that they are at a scale compatible with the existing character of the area; Trademark designed buildings associated with many retail, food, and beverage service businesses will not be allowed.</p> <p>✓Land Use Element: Undertake a historic survey and maintain an inventory of buildings, features, and sites of local historic significance; Endeavor to protect from demolition or destruction or major alteration any building, feature, or site of local historic value; Encourage the marking of historic buildings, features, and sites to publicize their significance.</p>	<p>✓Table 3A: demolition of commercial and professional buildings requires a use permit.</p> <p>✓Design Review Findings of aesthetic compatibility, protection against factors which may make the environment less desirable, not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area; and adverse affect on health or safety.</p> <p><u>For future consideration:</u></p> <p>Adopt a Historic Preservation Ordinance</p>

Workshop Comments & Count of Preferences Posted by Participants	General Plan Consistency	Zoning Ord Consistency
<p>Possible late night bar activity ok if it doesn't disturb but encourage vibrant evenings, family-oriented, arts, music, theater, live music (location is key): 9</p> <p>No neighborhood bars (beer & wine okay): 5</p> <p>Neighborhood bars: 5</p>	<p>No mention.</p> <p><i>For future consideration:</i> Specifically add to permitted uses list in the Land Use Element</p>	<p>✓Table 3A: Entertainment and Bars require a use permit</p>
<p>No big box stores & chains, but stores with practical products (Vision): 9</p>	<p>No mention, but Land Use Element does state: Trademark designed "buildings" associated with many retail, food, and beverage service businesses will not be allowed.</p> <p><i>For future consideration:</i> Add specific language to the Land Use Element</p>	<p>No mention.</p> <p><i>For future consideration:</i> Add specific language to Land Use Table 3A.</p>
<p>Encourage parcel by parcel development, not master plan: 8</p> <p>Allow for parcel by parcel development: 7</p>	<p>No mention of prohibition, nor encouragement.</p> <p><i>For future consideration:</i> Add specific language in the Land Use Element</p>	<p>✓No mention. Parcel by parcel development is understood.</p>
<p>Economically viable: 8</p>	<p>✓Land Use Element: Maintain the economic vitality of the Town's commercial core; Retail core of the community with uses expected to be a mixture of visitor and local serving businesses; The incorporation of a residential element into the core could improve its function and vitality.</p> <p><i>For future consideration:</i> Add more language to the Land Use Element or have a separate Economic Element</p>	<p>N/A</p>
<p>Public toilets: 7</p>	<p>No mention. No conflict.</p>	<p>✓Design Review Findings of aesthetic compatibility, protection against factors which may make the environment less desirable, not cause the surrounding area to depreciate</p>

Workshop Comments & Count of Preferences Posted by Participants	General Plan Consistency	Zoning Ord Consistency
		(cont'd) materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area; and adverse affect on health or safety.
Vary roof heights, shape, and design: 6	No mention. <u>For future consideration:</u> Add general design guidelines to Land Use Element	No mention. <u>For future consideration:</u> Add specific design guidelines.
Plaza/courtyard: 6	No mention.	✓Design Review Findings of aesthetic compatibility, protection against factors which may make the environment less desirable, not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area; and adverse affect on health or safety.
Another small, tasteful hotel: 6	<u>For future consideration:</u> Add more language to the Land Use Element	✓Table 3A: Use permit required.
Recruit neighborhood-serving retail, such as hardware, grocery: 6	<u>For future consideration:</u> Add more language to the Land Use Element or have a separate Economic Element	N/A
Make road more meandering (like upper SA Avenue): 5	No mention. <u>For future consideration:</u> Add more language to the Circulation Element	N/A
Flood Improvements: 5	✓Land Use Element: Development must be consistent with the protection of Flood Hazard Areas and Water Course ordinance. <u>For future consideration:</u> Add general discussion regarding flood zones, flood improvements, etc. to Land Use Element	No mention.

Workshop Comments & Count of Preferences Posted by Participants	General Plan Consistency	Zoning Ord Consistency
Park w/play structure, plaza, courtyards, fountains: 5	✓Land Use Element: Parks and Open Spaces: to designate existing and planned parks, recreation facilities, etc. Commercial structures will not be allowed in the parks.	No mention.
Strong emphasis on high-quality design: 5	No mention.	<i>For future consideration:</i> Add specific design guidelines.
Fund public improvements with a bond: 5	No mention.	N/A
Special planning zone for this area: 5	None.	✓Specific Planned Development zoning provides for a specific plan on a private property
No chains or big box: 5	No mention. <i>For future consideration:</i> Add general language to Land Use Element	No mention. <i>For future consideration:</i> Add language to Land Use Table 3A
Expand the berm into a park: 5	No mention. ✓Land Use Element: The intensity of development allowed on public facilities parcels will be determined as to the type of function or purpose the facilities were constructed to meet, e.g., the Town Hall will have a greater intensity of use than a water tank located on a public lot.	No mention.