

Planning Commission/City Council Joint Study Session
September 27, 2016
Summary Comments

Planning Commission/City Council Comments

Transit-Oriented Development (TOD)

- Need to incentivize development and create a competitive advantage; City has discounted water rates within the City's water district for past developments
- Similar case study to San Jacinto?
- Include the streets of Thistle, Scovell, Kellam, and Dillon, north of Main Street in the TOD area; This area is currently zoned Light Industrial.



Historic Downtown/Historic District

- Goal is to renew life into the downtown
- Will the specific plan create a historic district?
- Use historic context of community to establish identity
- Higher residential density desirable for downtown to create synergy; Input from others desired.
- Will the historic identities among neighborhoods be acknowledged in the specific plan scope?
- Keep historic assets and blend new with old
- Consider including effective incentives and other benefits for potential developers to increase project approval certainty
- How fast are projects occurring after plan adoption?
- Consider implementing action in the specific plan to create a historic district overlay zone(s)

- Process may require more detailed review than is feasible under DTSP

Non-Conforming Uses

- Need to protect ability of property owners having pre-existing non-conforming uses to secure loans and other financing options
- Would the 50% rule apply where structures having more than 50% destroyed could not continue use?
- Recognize benefit of having land worth more under new zoning
- Conversions from residential to commercial, meeting accessibility requirements, etc., often not financed because it conflicts with zoning
- Potential adaptive reuse of existing buildings and structures, especially historic buildings, to introduce new uses while preserving some existing buildings
- Plan needs to address non-conforming uses and incentives for adaptive reuse.
 - Two options: 1. Passive: Allowing the non-conforming use to continue until it is discontinued for specified amount of time; or 2. Aggressive: Seeing amortization schedule for non-conforming use to phase out

Design Guidelines

- Will there be design guidelines in the plan, particularly to relate building height to building scale?
- Building comfort level is at 4-5 stories. How should cupola or tower features be addressed?
- Norco specified a western theme design style and height city-wide. What is the San Jacinto theme? Should that theme vary among Core Areas?
- Look at Downtown Temecula as a good example
- Existing plans for development that raises this issue and proposes a 96-ft tower just outside the project boundary

Historic 25th Street, Odgen, UT (<http://www.historic25.com>)

- Great example of adaptive reuse; Also, applies vertical mixed use, retail ground floor, restaurants second floor
- Focal point identified (railroad station in this case) and historic district radiates out
- Flexibility in the plan to encourage creativity



PC/CC Study Session #2 Summary Notes

Zoning

- Consider flex zone to encourage land assemblage that may straddle zoning districts. Could this also extend the provisions of the SP beyond the project boundaries?

Vacant Land

- How much vacant land lies within the DTSP area?
- Should a higher level of land use intensity be assigned on select vacant lands to stimulate development and promote community identity?

Other Comments

- Should the City consider establishing a new “city center” away from the main street area? Possibly create a new civic center area.
- Consider roundabouts, pedestrian and bike trails, and light rail in plan.
- CVAG has expanded their trails plan to include capacity for golf carts.
- Consider incorporating the hyacinth plant in landscaping recommendations.

Environmental Impact Report Scoping Meeting

- NOP on City website? YES
- Will process include input by other agencies?
- Will the EIR produce a benefit to future developers and property owners?
- Desire expressed to have document streamline future development reviews as a value-benefit for attracting investment
- Will the EIR address the full range of mobility, including roundabouts, light rail, moving Hwy 69 from San Jacinto Ave to Sanderson, rail alignments?
- Consider CVAG program for trails that also accommodates golf carts
- Consider using the hyacinth among the list of plant species that was instrumental in the name of the City
- What is the relation of the EIR to a Level One EIS (Project specific EIR vs program EIR)?