

2035 General Plan and Downtown Waterfront Specific Plan Update
Community Involvement Meeting
November 13, 2014 Suisun Harbor Theater

General Plan

34 people attended the community meeting as well as two Council members and a Planning Commissioner.

Staff provided those in attendance a presentation on the General Plan Update summarizing the outreach efforts to-date including: (1) Development of Guiding Principles, (2) Preferred Land Use Alternative; and (3) Notice of Preparation for the Environmental Impact Report (EIR). A thorough explanation was provided regarding the current 45-day public review period for the Draft General Plan EIR.

- Timeline for General Plan to start happening? **Staff responded that the General Plan looks at a horizon year of 2035, but would take effect following Council adoption of the Final General Plan and EIR.**
- What is City doing to populate the Marina Shopping Center? **Staff has worked closely with the property owner and been willing to help any way possible.**
- Can “Jobs/Housing Balance” be achieved in the city? City needs to focus on its strengths.

Specific Plan

Staff communicated this meeting was a “kick-off” to the process of updating the Downtown Waterfront Specific Plan. Staff also communicated that the current plan has a good base and that the focus would be to limit changes to technical aspects of the plan. Staff did point out that the update is grant funded and that there are targets of 920 Jobs and 1,040 housing units in the PDA by 2040.

- Focus on maintaining community character.
- Neighborhood vitality – challenge to maintain with too much growth.
- Discussion of older buildings facing Main Street. Are they habitable? What can be done with them? Three options seemed to surface:
 - Could building be retrofitted?
 - Could the facades/fronts be saved with new construction behind?
 - Could elements (e.g. bricks) be saved and reused in a new building?
- Address health activities.
 - Limit on smoke shops/liquor stores.
 - Look at anti-smoking ordinance regarding parks.
- Focus on circulation plan (or safety services) during events (4th of July is best example) to provide adequate exits out of downtown.
- What is the status of the Main Street West DDA? **The amendment to the DDA is being reviewed by the Department of Finance. If approved, their project will move forward.**
- How much control on Specific Plan due to grant funding? Are there mandates for number of units and affordability? **The grant provides targets for both housing units and jobs. Staff conducted a thorough analysis prior to accepting the grant to make sure the City would be able to retain the historic small-town character.**

- Entries into downtown need to be attractive and well – landscaped. **The General Plan does a good job of setting the stage for focusing on this.**
- Development near railroad tracks brings issues like noise and vibration.
- Update design guidelines to maintain historic character.
- Downtown is a strength as a restaurant destination.
- Better access to the Marina Shopping Center. **Caltrans will not allow a left turn from Highway 12, but there might be other things the city can look at to improve this.**
- Planning Commission approval of all projects in the Specific Plan including design review. **This will be a policy decision of the City Council.**
- Has the city considered a pedestrian bridge from Marina/Railroad Avenue to Armijo area.
- Email responses to suggestions.
- What about Suisun Pacific Sign at the southeast corner of Marina and Highway 12?

Dot Exercise

Staff introduced a “dot exercise” similar to the exercise that was completed at the budget workshop held in March. Each participant was given three dots for a “Waterfront/PDA” poster and a “Public Investment” poster. The following results were tabulated at the conclusion:

Retail

- Specialty Food -7 dots
- Fine Dining – 7 dots
- Neighborhood Market – 2 dots

Destination Tourism/Entertainment

- Hotel / Full Service with meeting and Conference Facilities – 6 dots
- Wine Tasting – 6 dots
- Visitor / Truck Stop – Full Service – 4 dots

Other Non-Retail

- Single-Family-Low Density – 6 dots
- Condos – 4 dots
- Senior Housing – 2 dots
- Medical-Office – 2 dots

As a follow-up to the meeting, staff has assembled a mailing list of those who provided contact information and will make sure to keep them informed by providing updates as the projects progress forward.