

Meetings Notes from Downtown Community Forum (11/2/2023, 530pm-730pm) held at Vets Hall, 209 Surf Street

#### Major Themes Outlined:

- Character Defining Buildings– New heights may lose character
- What do we get out of additional height and how can we cater to horizontal vs vertical
- Form based style with second floor setbacks
- Is downtown (DT) the place for housing? But we also need to encourage housing, esp. workforce housing
- How to protect DT while simultaneously catering to econ dev.
- What is the objective of downtown; character, economic, or?

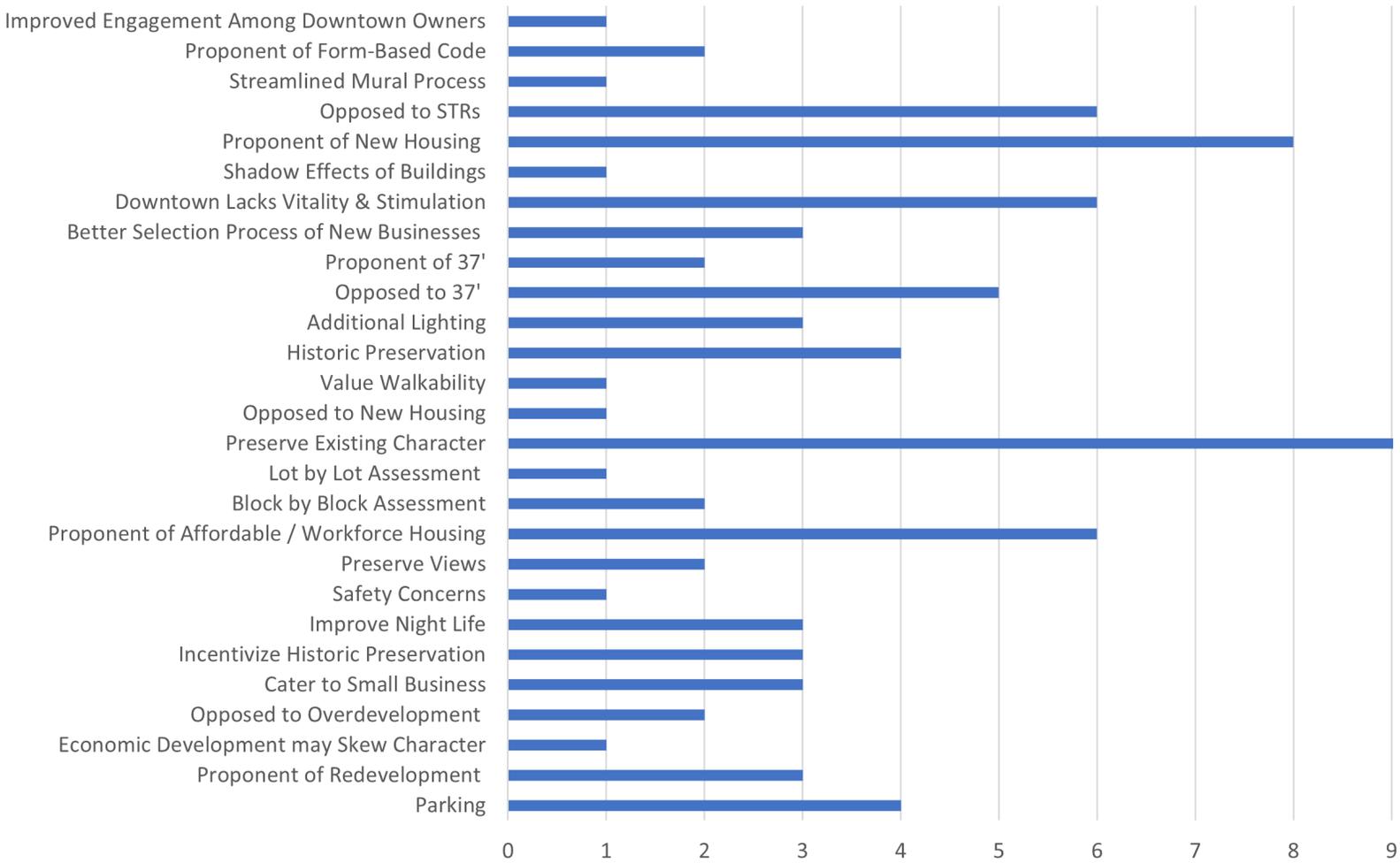
#### Community Input:

- Parking is an issue
- Shouldn't lock in old buildings. And should instead reconsider redevelopments
- Prefer smaller beach feel with lower height
- Seeking economic development may ruin the character of iconic bldgs. – economic development should therefore be discussed first because it impacts other stds.
- May add housing on top of existing, unique bldgs.
- Dislike overdevelopment of Pismo & Avila
- Pro small business and opposed to new housing dev like HASLO Rockview
- Should cater to small businesses, not big corporations
- City should give incentives to property owners to maintain the historic bldg. instead of expecting them to II
- Should have a DT character at night to match the daytime character
- Guarantee that workforce housing wont be turned into STRs?
- How to prevent people from buying two lots and bldg. larger
- Opposed to roof decks
- Mechanical equipment should fit into 37'
- Height limit should be applied by block, not lot by lot
- Parking II
- Maintain the DT character instead of becoming a Disneyland like Avila
- DT should be characterized and better outlined w/ boundaries, DT needs to be preserved where it makes sense and redevelopment where it makes sense
- Walkability of DT is nice with frontage on a lowered scale
- Maintaining the DT character which hasn't been ruined yet
  - o Should aim to replicate the existing character
- Should incorporate the DWSP
- Consider parking
- Maintain eclectic

- Should avoid vacation rentals
- Need to preserve views
- Recommends MB adopt a historic preservation and architectural review commission and cultural heritage commission similar to SLO
- Possibly adding lighting or other small tweaks
- Makes more sense to develop housing units than commercial
- Values eclectic use of colors
- Should consider night life aspects
- Should develop standards based on the whole street not lot by lot
- Should avoid developments along MB Blvd and Main
- Wants to maintain current atmosphere & character
- Supports 30' height limit and use of form based codes
- Lack of vitality in DT, especially at night
  - o Need to consider the tradeoff between aesthetics and economics
  - o Housing is how you build vitality
  - o Need to be more proactive and involved with surveys about what kinds of businesses people want to see
- Needs workforce & affordable housing
  - o Housing is good for DT and builds vibrancy
- Should consider the shadow effects which increased bldg. height might impact
- DT needs stimulation and city should help small business owners, not corporations,
  - o 37' can incentivize housing in DT
- New housing on second floors should be above and behind setback, should be smaller studio size apartments
- Safety among women may be a concern, wants more eyes on the street
- New housing should not be short term vacation rentals (STRs) or second homes
- Need vibrancy DT, which is not thriving
  - o We need to have more people living DT to improve such downsides
  - o Needs workforce housing
- Agrees with housing DT and believes it should be incentivized
- Improved lighting and incentives to stay open later would be good
- Restrictions on how often you could rent a unit would be beneficial to limiting STRs
- Approves of housing on the 2<sup>nd</sup> floor and believes we should maintain DT
- Likes murals and wants to streamline that process

Topic / Issue (Not in Order of Importance)	Tally of Mentions (Rough Counts)	# of Mentions
Parking concerns	1111	4
Should consider redevelopment opposed to strictly preserving existing / historic	111	3
Worry economic development focus may skew character of buildings	1	1
Opposed to overdevelopment (like SLO, Pismo, or Avila)	11	2
Cater to small business, not corporations	111	3
Incentives to property owners to maintain historic buildings	111	3
Need to improve upon night life	111	3
Safety concerns at night	1	1
Preservation of views	11	2
Proponent of workforce / affordable housing	111111	6
Block by block assessment	11	2
Lot by lot assessment	1	1
Maintaining existing character / eclectic	1111111111111111	16
Opposed to new housing	1	1
Value current walkability	1	1
Historic / cultural preservation through architectural review commission or ordinance	1111	4
Additional lighting	111	3
Opposed to 37' height max	11111	5
Proponent of 37' height max	11	2
Need to better survey & select which types of businesses are approved	111	3
Downtown lacks vitality and is struggling / needs stimulation	111111	6
Shadow effects of increased heights	1	1
Open to housing downtown	11111111	8
Opposition to STRs and second homes	111111	6
Streamlining mural process	1	1
Supports form-based codes	11	2
Should improve engagement from downtown property owners	1	1

## Downtown Design District Feedback Trends



*\*Note: The chart max value is 9, but there were 16 comments made regarding preserving the character / eclectic-ness.*