

# Scenario #2

## Proposal:

- Ten property owners have joined together informally to work with the community to create a Main Street Specific Plan. (map icon = handshake)
- On a parallel track is one property owner who has filed an application for an inappropriately large scaled and very tall single use (housing) building. (map icon = paper). If constructed would require the demolition of a 55 year old theater that has been closed for years. (map icon = film roll)

## Site Constraints:

- A hodge podge of older buildings, including some that may be important historic structures, on Main Street.
- Traffic and parking around Main Street have historically been terrible as there is a lack of parking even with vacant structures and poor signage/traffic controls.
- The General Plan has visionary policies to infill appropriately on and adjacent to Main Street, but lacks any implementation tools and funding to update infrastructure, construct parking, etc.

## Status:

- The City is considering adoption of the Specific Plan.
- Community members are worried about the traffic and parking and impacts on their neighborhoods, as well as the loss of some important buildings – but like the idea of upgrading/beautifying the Main Street.

## Environmental Review:

- The scoping session for the EIR for the specific plan has just been noticed.

## Existing Conditions:

