

QUESTIONS FROM PLANNING COMMISSION

9.21.2020

Agenda Item: 5

Commissioner's questions are listed first in bold and staff response follow in regular text.

The Town Square size has been cut in half, please explain the rationale?

Staff Response: Staff evaluated and analyzed the Town Square scale, proportion and size. Staff looked at several examples, including Concord Todos Santos, Livermore, Windsor and Sonoma. Based on the size of the MCSP area, staff determined that a reduced Town Square of .25 acre with amenities is more in scale and will result in more vibrancy for the Town Square.

Page 48 of the design guidelines the second to the last sentence refers to "high quality development" should this be "high quality architecture?" Similarly, the next sentence references "Spanish" architecture shouldn't this be "Spanish Colonial Revival?"

Staff Response: High Quality Development refers included architecture, landscaping, amenities, improvements are covers a broader scope.

Spanish interpretations would be more appropriate term as Spanish Colonial Revival is referring to a period of time from 1600s to 1800s.