

GPAC Comments on Old Town

1. **Senior Housing**
 - This is compatible with residential and commercial land use designations.
 - City can promote but not use land use controls to discriminate in favor of seniors
2. **Look at north and south ends of Pollasky**
 - These areas can be evaluated as part of a revised CCSP, Policy 1.1
3. **Transition from Pollasky to residential**
 - This can be evaluated as part of a revised CCSP, Policy 1.1
4. **Find a way to incorporate existing Clovis Avenue businesses into Old Town**
 - They are currently in OT, unified streetscape can help with identity, Policy 2.6
5. **Preservation of Historic structures**
 - Ongoing in OT, outside of this area these can be focussed with maintenance organizations, CCDA façade improvement funding
6. **Connection to CSUF Physical & Activities**
 - **Shuttles to CSUF activities**
 - Can work with CSUF on this, Policy 2.7
7. **Emphasize Gateways**
 - This can be evaluated as part of a revised CCSP, Policy 2.4
8. **Make locating in Clovis a simple process – business friendly**
 - How friendly do you want? This can be evaluated as part of a revised CCSP, may also be outside of scope of development policy
9. **Trees on Clovis Avenue**
 - Streetscape improvements can be made part of a revised CCSP, Policy 2.6
10. **Emphasize entrance to Rodeo**
 - Rodeo plans can be a part of a revised CCSP
11. **Relocate Clark Jr. High - plan for another 30 school site in the CHS attendance area**
 - The school district will be the lead on this matter.
 - The CCSP can adjust to this if the school district chooses to move in this direction.

Planning Center Comments

12. **Exclusivity may not be a bad thing**
13. **Alternate location for existing auto businesses to locate - that is still close but less expensive**
14. **Barstow – bicycle connection to CSUF**
15. **Transportation connections to CSUF**

16. Road Diet – property owner to get extra property – buying into an assessment district
17. Consider expansion of Old Town activities
 - Economics of the Old Town Plaza:
 - i. who and how would this pencil out? (Jeff H)
 - ii. How to combine/resolve public/private for solution (MD)
 - iii. Joint venture parking facilities
 - iv. Flood control district requirements
 - Will face-lift of Clovis Avenue force out some current businesses
 - Design standards for Clovis Avenue businesses
 - Funding for landscaping, medians
 - Traffic speeds on Bullard e/o SoFi
 - How can Post Office contribute in a positive way?
 - Clovis avenue corridor should be treated as a focus area
 - Focus south to Barstow Avenue (CCSP!)
 - Parking districts to reduce burden of on-site parking requirements
 - Connect Old Town to CSUF (via Bullard, Barstow?)