



APPROVED: 02/01/2022

## MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

January 5, 2022

1. **CALL TO ORDER**

Mayor Rodriguez called the meeting to order via teleconference at 5:04 p.m.

2. **ROLL CALL**

**Members present:** Councilmembers Mora, Sarno, Trujillo, Mayor Pro Tem Zamora, and Mayor Rodriguez.

**Members absent:** None.

3. **PUBLIC COMMENTS:** The following people spoke during Public Comments: Moshe Sassover, Lang Cottrell, Jeff Hamilton, and Steve Masura via Zoom.

### CITY COUNCIL

4. **STUDY SESSION**

General Plan Update Presentation (Planning)

**Recommendation:**

Receive the presentation from the City's General Plan consultant, MIG, and provide feedback as desired

Director of Planning, Wayne Morrell called upon Jose Rodriguez from MIG to provide a presentation on the General Plan.

Mr. Rodriguez provided a brief timeline of the general plan process that incorporated information from varied community groups, surveys, workshops, and public hearing comments. He provided additional information on the regional housing needs assessment portion, incorporating income groups' data. He also identified potential new housing development areas to meet the 952 new housing units required by the State. He also spoke about the draft land use plan that identifies sphere of influence areas and highlighted opportunity sites for conceptual opportunity development sites.

Councilmember Sarno asked if the cost of land on the proposed housing sites were taken into account should they be rezoned, citing developer hesitancy to purchase if they are rezoned and cannot be used for their initial intended use. Mr. Rodriguez stated that financial feasibility was taken into account for housing units. Director Morrell stated that developers were notified of current zoning and speculated that previous escrows might have fallen through because of the need for a street vacation on the specific site that Councilmember Sarno was referring to.

Mr. Rodriguez continued to speak on new light manufacturing and limited manufacturing designations and also highlighted areas that would change from heavy manufacturing

to other zones. He provided information on the environmental justice element and some of the pollution burdens of certain areas within the City, which are part of the top 10% of most polluted areas in the State. Specific pollution burdens cited were to establish green buffer zones, expand light industrial zone, enforcement and monitoring, cleanup prioritization, and community education. He also spoke about the freeway commercial land use designation which the current zoning map identifies as a Freeway Commercial.

Mr. Rodriguez also highlighted certain changes to faith-based organizations and talked about the next steps in the coming weeks to have the general plan changes introduced at upcoming Planning Commission and City Council Meetings. Lastly, he talked about meeting adoption deadlines for the housing element to avoid penalties.

Councilmember Mora asked if the City is bound by State law to incorporate housing requirements under the housing element. Mr. Rodriguez stated that it is primarily a State pushed requirement. Councilmember Trujillo asked about new housing exemptions if they are in close proximity to a historical landmark. Director Morrell stated that besides the Clarke Estate there are no other areas within the City that would be considered historical landmarks. Councilmembers Trujillo and Sarno also inquired about the possibility of adopting the housing element first and the industrial land use element at a later date. Mr. Rodriguez stated that there options for bifurcating but a land use element and a housing element need to be passed together and advised against waiting past October 15 for the zoning element changes. Director Morrell stated that the general plan process has been ongoing for almost two years, and the fact that some people were not participating in the drafting process or claimed to be excluded are false as the willingness to participate fall on each individual.

Councilmember Sarno asked about the average time to complete a general plan update. Mr. Rodriguez stated that completion time averages between a year and a half and two years. Councilmember Sarno believes that with the ongoing pandemic, enough time was not allocated for everyone to voice their concerns and opinions. Mayor Rodriguez asked if once the general plan has been adopted, no changes can be made. Mr. Rodriguez stated that certain elements must be completed by certain dates and supersedes zoning uses in the future. Director Morrell stated once the general plan is adopted, certain changed zones becoming nonconforming and changes can be made in the future – decisions must be made now so that changes can be made in the future and not be tied to current standards.

Council asked how many study sessions have been held on the general plan update. Assistant Director of Planning Cuong Nguyen stated that there has been three meetings with the Planning Commission since November 2020. Council and City Manager Cruz agreed that more study sessions would be beneficial so that interested community members can have their voices heard. Director Morrell and consultant Jack Wong stated that if the housing elements are not adopted by February 11, 2022, it would jeopardize the Caltrans grant which is used to prepare said elements. Mr. Wong opposed bifurcating the process as all parts of the general plan fit and complement each other.

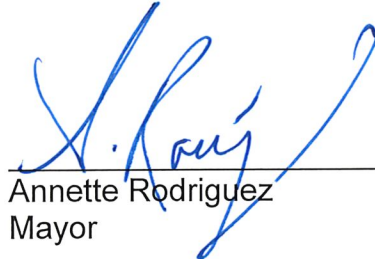
Director Morrell identified to the two main issues that would necessitate further discussion as the freeway overlay zone and the down zoning of properties next to

residential areas. Discussion ensued amongst Council and staff to schedule a study session on January 11, 2022 at 9:00a.m. via Zoom for anyone who wanted to submit their concerns.

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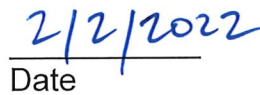
**5. ADJOURNMENT**

Mayor Rodriguez adjourned the meeting at 7:10 p.m.

  
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Annette Rodriguez  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Janet Martinez  
City Clerk

  
\_\_\_\_\_  
Date