



APPROVED: 02/01/2022

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

January 11, 2022

1. **CALL TO ORDER**

Mayor Rodriguez called the meeting to order via teleconference at 9:06 a.m.

2. **ROLL CALL**

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

Members absent: None.

CITY COUNCIL

3. **STUDY SESSION**

General Plan Update Presentation (Planning)

Recommendation:

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

City Manager Raymond R. Cruz provided a brief presentation on Item No. 3.

4. **PUBLIC COMMENTS:** The following people spoke during Public Comments: Mike Foley, Lang Cottrell, Moshe Sassover, Irma Huitron, Raffi Minasian, John Moore, Kathy Fink, Rick McGeagh from CBRE, Stephane Wandel, John P. Ramirez, Steve Masura, and Scott Sommerfield from Cascade Pump via Zoom.

Councilmember Trujillo expressed that the City maintains a healthy relationship with its businesses, and asked that they become more involved with the General Plan update. Councilmember Mora advocated for more input from the business community with consideration to the grant deadlines. He believes that a solution can be reached that will benefit both businesses and residents. Councilmember Sarno believes that the housing element can be passed, and that consideration must be made for the businesses as they contribute heavily to the City.

City Attorney, Ivy M. Tsai recommended that City staff and MIG have an opportunity to address the concerns from the business community. Director of Planning, Wayne Morrell stated that a bifurcation process can be implemented, but that there is no compromise available when it comes to grant deadlines. He added that adoption of land use changes will not be immediately implemented to existing businesses, and that businesses may apply for extensions in the future if needed. Jose Rodriguez from MIG explained that changes have been made to allow for additional housing within the City, but recommends still bringing forward the land use plan and the other components of the General Plan to maintain the grants. He added that whatever changes are brought forward at a later date

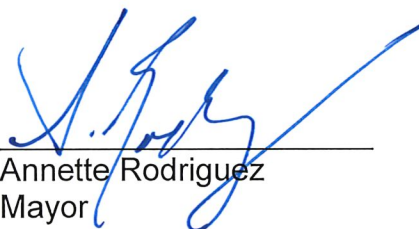
must comply within the guidelines of the Environmental Impact Report (EIR) and the land use plan. Director Morrell added that additional costs will be involved for any additional changes in the future.

Director Morrell addressed impact fees and the charging of businesses to set aside certain acreage for parks, but emphasized the City must first have an ordinance in place to do so. Councilmember Sarno asked how much money could potentially be lost from revenue and taxes from the downsizing of industrial zones. Director Morrell stated that there would be no anticipated loss within the next twenty years, and City Attorney Tsai clarified that no vested businesses with property rights would be affected by the General Plan. Councilmember Sarno asked how the changes were identified and recommended that pertain to downsizing certain industrial zones. Consultant Rodriguez responded that background analysis were made in conjunction with City staff that were brought forward to the Planning Commission and City Council for affirmation of a draft land use plan. Additional decisions regarding industrial land use changes and downsizing were considered with City staff and certain businesses and were brought forward in December 2020. Assistant Director of Planning, Cuong Nguyen provided additional information regarding the compromises that were made with the General Plan.

Mayor Pro Tem Zamora addressed that solutions must be made that will not jeopardize the grants available along with the obligated deadlines. Mayor Rodriguez requested that another study session be made for 5:00 p.m. on January 18, 2022. Council asked for the pros and cons that staff identified for rezoning the industrial zones, and also asked for the responses from staff for questions and issues that were brought forward during this study session.

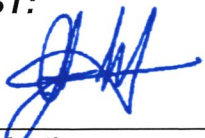
5. ADJOURNMENT

Mayor Rodriguez adjourned the meeting at 10:49 p.m.




Annette Rodriguez
Mayor

ATTEST:



Janet Martinez
City Clerk



Date