



APPROVED: 03/01/2022

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

January 27, 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.

CITY COUNCIL

3. **STUDY SESSION**

2040 Comprehensive General Plan Update (Planning)

Recommendation:

There is no action required at this time. Following this study session, unless a subsequent study session is requested, staff will return to the City Council at a Special City Council meeting on February 8, 2022, seeking approval for the 2040 Comprehensive General Plan update and Final Environmental Impact Report.

City Manager, Raymond R. Cruz provided a brief introduction to Item No. 3. Councilmember Sarno inquired about the differences on items between City staff and interested business parties.

Director of Planning, Wayne Morrell stated that new language has been proposed by the City's business partners that has not yet been thoroughly reviewed.

Assistant Director of Planning, Cuong Nguyen provided an overview of four options that are available for selection in terms of coming to an agreement with certain zoning areas. Assistant Director Nguyen summarized new nonconforming uses and amortization policies, including new land use element policies and a new program which directs staff to review nonconforming uses. New implementing zones matrix showcased the implementing zones that correspond to specific land use designations. He continued to elaborate on the additional options for specific sites such as the area west of the I-605, area north of Telegraph/West of Norwalk, area north of Florence/West of Bloomfield, area known as the Koontz Site, and the area known as the Maersk/Goodman site. Once the new draft language that has been submitted by the business community has been reviewed, it will be considered so long as it complies with the City's overall vision and guiding principles towards implementation of the General Plan.

Director Morrell stated that the light industrial is a general plan designation, but in terms

of zoning it is a light manufacturing zone, meaning developers can look at that existing zoning and see what types of uses can be allowed and disallowed. The other item pertaining to the freeway overlay zone, the existing permitted uses would remain and there is no more ambiguity. In respect to Councilmember Sarno's question about having differences, it comes down to the nonconforming provisions and the idea is to have an amortization period in which current uses could remain.

4. PUBLIC COMMENTS

The following persons spoke during Public Comment: Mike Foley, Steve Masura with Rexford Industrial, Francis Park, Lang Cottrell, Stephane Wandel, Ajit Thind, Moshe Sassover.

Councilmember Sarno asked Steve Masura which items he was stuck on. Mr. Masura said he wanted to keep his businesses whole, and have a conversation about having assurance with flexibility, and to be able to continue providing economic benefit.

City Attorney, Ivy M. Tsai clarified that implementation of the zoning amendments that will follow after General Plan adoption on February 8, will be considered on their own and will have a robust public hearing process in front of the Planning Commission and the City Council. Those implementations will not be done administratively and will be done with consideration of the community.


Councilmember Sarno asked Chief Hayward if the changes of zones would assist with controlling hazardous materials. Chief Hayward responded that any changes would be stable, and does not foresee any changes to zoning affecting any codes or enforcement issues. He added that a safety margin increases the further away a business moves from a residential structure. Councilmember Sarno asked if there are any areas of concern based on the information that has been provided. Chief Hayward stated that an initial area of concern would be the Koontz site, but that all other areas seem to have an effect of positivity.

Director Morrell added this meeting has been emblematic of the effort being made by City staff and the business community, and commended each party for moving forward to accomplishing their goals.

City Manager Ray Cruz asked if Council would like another special meeting scheduled prior to February 8th. Mayor Pro Tem Zamora would like a meeting after February 1st. Council continued to discuss possible dates and placed a placeholder for a council meeting on Thursday, February 3rd and a possible agenda item on February 1st.

5. ADJOURNMENT

Mayor Rodriguez adjourned the meeting at 6:04 p.m.


Annette Rodriguez
Mayor

ATTEST:


Janet Martinez
City Clerk

3/1/22
Date