



APPROVED: 09/06/2022

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

August 2, 2022

1. **CALL TO ORDER**

Mayor Rodriguez and Chair Jimenez called the meeting to order at 5:00 p.m.

2. **ROLL CALL**

Members present: Councilmembers Martin, Mora, Sarno, Mayor Pro Tem Zamora, Mayor Rodriguez and Commissioners Fresquez, Hernandez, Rounds, Vice Chairperson Carbajal and Chair Jimenez.

Members absent: None.

3. **PUBLIC COMMENTS**

There was no one wishing to speak during Public Comments.

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4. **STUDY SESSION**

Targeted Zoning Ordinance Update: A presentation by the consulting firm of MIG on revising specific sections of the City's Zoning Ordinance for consistency with State Law and the recently adopted General Plan and on creating new mixed-use standards and land uses (Planning)

Recommendation:

- City Council and Planning Commission receive the presentation from MIG, and provide feedback as desired.

Director of Planning, Wayne Morrel provided a brief presentation on Item No. 4.

Jose Rodriguez from MIG, provided an update on the housing elements for the revised General Plan. He spoke on items he would be covering in detail, and noted that at the last meeting there was a discussion of the public engagement items, development standards, modifications done on the zones, and state compliance requirements. He also mentioned that earlier in the year in February 2022 the City adopted the General Plan. At the meeting the goals were to have an update on the website, and in social media and create public engagement. He also addressed the Land Use plans that included several mixed use zones as well as adding the light industrial zones.

He also explained of why there is a change on the General Plan. He emphasized that the state requires the updates. He added that changes need to be made by October 15, 2022, such as changing the zoning and land use maps can meet the required RHNA numbers. The mix use zones will have tables that list the regulations which need to be updated, which will have a clear definition of what use is permitted, such as live/work unit,

transitional homes and other types of uses. These tables will be able to be used in the future and mimicked to other uses. He noted that all of them will have specific standards, which will also include graphics and standards set by mixed-used requirements. Some of these include storefront streets or pedestrian-friendly streets. These definitions will be listed on the table, which will allow the City to define where the commercial office should be and the pedestrian friendly section should be. In addition, Council will need to provide directions on drive-thru restrictions to allow or limit them. These standards will be entered in the updates.

Mr. Rodriguez highlighted another important discussion - the parking requirements. Some parking requirements can affect residential areas and other parts need to be updated based on state requirements. He noted that the last discussion with staff was discussing off-site parking and its distance requirements. The input will be needed to be updated in the plan. There will also be discussion on shared parking, reduction parking near transit stations, and to allow tandem parking stalls.

He spoke in detail of nonconforming situations after the new zoning changes. He also address that changes are needed in order to implement General Plan policy, better facilitate the reuse of existing buildings and improvements, recognize the investments owners have made, make regulations easier to understand, and provide more options to property owners impacted by fires or other disasters.

Mr. Rodriguez reminded Council of the public engagement events in June and July, as well as upcoming Joint City Council and Planning Commission Study Sessions where the public will have an opportunity to provide their input. He added that staff will be meeting with different property owners to review the proposed changes to the zones and allow them to provide their input. The goal is to have the changes ready by October 15th. There is a meeting prior to October with the Planning Commission to obtain their input and the first public hearing. The final hearing will be scheduled in October.

Councilmember Sarno inquired about mixed use zoning and how it would apply to parking usage. Would there be a minimum or maximum for land size and what are the concerns if the City does not comply with some of the uses. Mr. Rodriguez first addressed the parking concerns saying that parking will not be heavily reduced because the City is car oriented and not walking friendly. He also addressed the area by the transit location and noted there would be a slight reduction to the parking requirements or there could be an option to create a full parking requirement. He provided the example of a mixed-use parking area/structure where parking can be used for businesses during the day and for other purposes at night. He mentioned that the states requirements include housing and parking requirements where it is not a financial constraint to housing development. There is no fine if the City does not comply. Currently those standards are still being reviewed and want to make sure there is no impacts to residential or industrial use, particularly when it comes to lower income housing.

Vice Chair Carbajal expressed her concerns in the area on Washington Blvd corridor and the area where the current Chris & Pitts restaurant is located, noting the parking is reduced and the area is void of adequate lighting. She stated that the City will need to focus on the parking restrictions on Broadway Ave and Washington Blvd.

Mr. Rodriguez addressed the current parking restrictions and how that will be discussed with staff to recognize the parking issues to establish whether there will be further parking restrictions to ensure that the parking is not further impacted. He also noted that the zoning for the high-density apartments located south of Washington Boulevard have been addressed in the updates.

Chair Jimenez inquired whether the shared parking would conflict with residential and commercial use. Mr. Rodriguez addressed the parking concern, and noted that the parking management study will entail looking into when parking is used during and after business hours.

Mayor Pro Tem Zamora expressed that he wishes for the City not to restrict businesses on their parking – highlighting drive-thru businesses in particular – especially if there are developers that are assisting with RHNA number requirements.

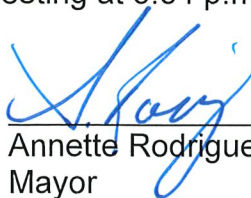
Commissioners Marquez asked if the City has considered underground parking. Mr. Rodriguez noted that parking has a cost and the most inexpensive parking is a surface parking lot. Therefore, the market demand in terms of study will determine what the cost would be for the parking and will determine what type parking will be available. He noted that the City will require certain land uses to allow different parking zones, and also need to reference the states requirements.

Councilmember Martin expressed concerns of meeting the October 15th deadline. Mr. Rodriguez provided information on the current status of the project and noted that the State is not likely to penalize the City if it misses the deadline by a few weeks. He said that there is some flexibility to ask for an extension. The City has the ability to update the agency and let them know there is more time required.

Commissioner Hernandez inquired whether there will be parking restrictions signage around the City. Mr. Rodriguez answered that staff will need to approve those details in the plan and can vary based on different uses. Councilmember Mora asked if the housing details incorporate home owner occupied or renter occupied. Mr. Rodriguez stated that there are no requirements, and that the State requires higher density projects to be subsidized.

5. ADJOURNMENT

Mayor Rodriguez and Chair Jimenez adjourned the meeting at 5:54 p.m.


Annette Rodriguez
Mayor

ATTEST:


Janet Martinez
City Clerk

9-7-22
Date