



**FULLERTON
CITIZENS' INFRASTRUCTURE
REVIEW COMMITTEE**

MINUTES

**MONDAY, SEPTEMBER 19, 2011; 5:00 P.M.
COUNCIL CONFERENCE ROOM
1ST FLOOR - CITY HALL**

COMMITTEE MEMBERS PRESENT:

Patrick McNelly
Gregory Sebourm
Lisa Hendrickson
Jay Kremer
Sheridan George
Ryan Alcantara

COMMITTEE MEMBERS ABSENT:

William Kelly
Roland Chi

STAFF PRESENT:

Don Hoppe, Director of Engineering
Heather Allen, Planning Manager
Ron Bowers, Senior Civil Engineer

The meeting was called to order by Director Hoppe at 5:00 p.m.

INTRODUCTIONS

SELECTION OF CHAIR AND VICE-CHAIR

MOTION made by Member Hendrickson, and SECONDED by Member McNelly, that Member Sebourm be named Chair; motion CARRIED unanimously.

MOTION made by Member Kremer, and SECONDED by Member George, that Member Kremer be named Vice Chair; motion CARRIED unanimously.

FULLERTON GENERAL PLAN UPDATE

Planning Manager Allen introduced Joe Stopper, Chairman for the General Plan Advisory Committee, who has accompanied her to presentations given to the various committees/commissions. Planning Manager Allen gave a brief overview of the General Plan process. She then opened the meeting to questions and comments by committee members regarding the following topics:

- Growth Management

- Economic Development
- Community Involvement

Member Kremer: Has staff projected what the population of Fullerton would be by a certain year.

Manager Allen: The proposed plan does identify focus areas, not including existing residential neighborhoods, or existing older developments not fully utilizing that area that they are in. Staff did make growth assumptions to evaluate the potential growth for the City.

Member Kremer: Has staff determined what infrastructure requirements (water and sewer mains) would be necessary for each focus area?

Manager Allen: This would not be covered in the actual General Plan, which is a policy document. It would be accomplished through an environmental analysis which will be conducted at a future date.

Member Kremer: There does not appear to be any mention of the arts or cultural facilities in the document.

Manager Allen: Each commission/committee received only those portions of the plan relevant to it. There are chapters on culture and education in The Fullerton Plan.

Member McNelly: Is there a long-range plan which addresses undergrounding all utilities in the City, both on private property and City property? He noted that above-ground utility poles are a safety hazard as well as aesthetically displeasing.

Manager Allen: There is nothing specific in the document pertaining to this subject, but she would forward Committee Member McNelly's comments to the City Council.

Director Hoppe: There is an Underground Utility Commission which meets as needed, usually dealing with major construction projects. Southern California Edition has a set aside fund which deals with undergrounding utilities, primarily on arterial streets (creating underground utility districts). Chair Seborne added that the Downtown Core and Corridor Specific Plan may also address this issue.

Member Sheridan – what is the rationale for all the projected dwelling unit capacities? For example, if staff is projecting to allow 80 dwelling units per acre on Harbor Blvd. why not at the Airport?

Manager Allen: Staff looked at surrounding uses in particular areas, and growth is appropriate at different levels, depending on the location. The GPAC and City staff looked at the existing land uses, the compatibility of what is existing, and decided what would be an appropriate policy level standard, thus eliminating “across the board” projections.

Member Kremer – Is there concern that the historical buildings in Fullerton would ultimately deteriorate and create unsightly conditions?

Manager Allen: Many of the historic buildings in Fullerton are on a National Registry and there are also guidelines for homeowners in historic districts on how to maintain their homes while maintaining historic integrity.

Member Kremer – How has staff addressed the need for low/moderate income housing? Will it be located in one specific area of the City and would it be constructed as multi-story “towers.”

Manager Allen: Cities are given a growth projection which they must plan for and recognize that there must be a mix of housing across the housing spectrum. The low/moderate income housing will be interspersed among low and high-density projects. When choosing a location, staff must look at what amenities (transportation, parks, schools, etc.) are available for different types of low income families--seniors, etc.

Chair Sebourn: It appears that the downtown would be the largest growth area.

Manager Allen: There is an affordable housing component requirement in the Transportation Center Specific Plan.

Chair Sebourn: In addition to transportation, has staff looked at public safety issues. If the City continues to grow, will we have the infrastructure to manage it?

Member McNelly reported that when he worked for Orange County Sanitation District, he reviewed the sewer plan for the Soco Parking Structure and Transportation Center, and Fullerton did well in coming up with future demands for capacities, how the flow would be managed, etc. The burden for improving infrastructure would then fall on the developer, not the public.

Director Hoppe: The City has Sewer, Water, Storm Drain and Street Master Plans which anticipate what the growth is going to be. If a project appears to be more dense than anticipated, the developer will do all of the upgrades, or the incremental portion they are responsible for.

Manager Allen: At the 10,000-foot level, the City has policies it wants to implement. In terms of the environmental analysis, those policies are then compared with the City's master plans. If future projected growth exceeds what is contained in the analyses, the developer will be responsible to ensure the City's projections will not be impacted. As a mitigation measure, a program would be developed to address the impacts.

Member Kremer – Shouldn't staff go down to the infrastructure level to do a determination on what fees should be charged to a developer?

Manager Allen: The implementing documents would be what the developer would study, as opposed to the General Plan.

Member Kremer – Is public transportation a component of high-density areas?

Manager Allen: Yes

Member Sheridan – Is staff suggesting a City-operated mode of public transportation?

Manager Allen: Although staff is not yet at that level, but the plan will “set the stage” for new options.

Member Sheridan – Is there mention of incorporating technology such as, having street lights interface with each other, informing a database that a light is out, synchronizing traffic signals, to allow fire trucks to encounter only green lights in its path, informing a driver if there is a parking space available in a parking structure, etc.

Manager Allen: Technology is an area that will be augmented more before it goes to Planning Commission.

Member Kremer was concerned that the Fullerton community may not be accepting of high-rise, high-density projects and asked if staff had discussed this in The Fullerton Plan.

Manager Allen: This is a community plan – the next step will be specific plans. The specific plan process will discuss building heights and what would be appropriate in a given area.

Member Sheridan also asked if it would be feasible to have bike lanes as part of a wider sidewalk, as opposed to being placed in a parking lane on the street.

Manager Allen: As part of the General Plan Update, Council directed that a separate bicycle element and a Bicycle Master Plan be prepared, and suggested that he view the document on the City's website.

PUBLIC COMMENTS

A woman named Roberta commented about state mandates for Fullerton and other cities.

ADJOURNMENT

There being no further business, the Citizens' Infrastructure Review Committee adjourned at 6:25 p.m. until the next meeting to be scheduled in November 2011.

Becky Stevens
Administrative Assistant