



MINUTES OF THE MEETING OF THE GENERAL PLAN ADVISORY COMMITTEE

POLICE DEPARTMENT MURAL ROOM

MONDAY

NOVEMBER 5, 2007

7:00 P.M.

CALL TO ORDER: The meeting was called to order by Chairman Stopper at 7:04 p.m.

PRESENT: GPAC Members Batinich, Bennett, Buck, Bushala, Durette, Fitzgerald, Griffin, Haley, Harrell, Heusser (arrived at 7:11 p.m.), Jaramillo, Lambros, Richmond, Savage, and Stopper

ABSENT: None

STAFF PRESENT: Director Godlewski, Senior Planner St. Paul, Clerical Assistant III Radding

CONSULTANT PRESENT: RBF Principal Community Planner David Barquist, RBF Principal Community Planner Al Zelinka

FLAG SALUTE: Chairman Stopper

MINUTES: Voting members present unanimously APPROVED the Minutes of the October 8, 2007 as modified: page 1, paragraph 2 and page 2, paragraph 8, change "Barey" to "Baron"; page 3, paragraph 4, remove "using or"; page 5, paragraph 6, change "house" to "housing"; insert annotation of invitation for public comment preceding the eighth paragraph, page 2, the second paragraph, page 4 and the third paragraph, page 5.

PUBLIC COMMENTS

Katie Dalton, Fullerton Heritage, asked the Committee to consider adding a separate Historic Element to the General Plan. She stated that she had attended several recent Charrette Meetings and heard a broad group of people express interest in preserving the historic character of the community. Continuing, Ms. Dalton noted that significant strides in preservation had been accomplished throughout the City during the last 10-15 years which resulted in several award winning projects, preservation of the downtown core, Residential Preservation Zones, 17 National Register buildings, 80 landmark properties and the identification of 80-100 potential landmark and significant buildings. She closed her remarks by suggesting that the geographic, economic and cultural backgrounds of the City of Fullerton were similar to other Southern California cities that had taken this step.

DISCUSSION ITEMS

Discussion of Revised Themes and Topics

Senior Planner St. Paul discussed the schedule and format for the upcoming series of Neighborhood Meetings that would be conducted at the Senior Center and various schools and churches. These meetings were designed to facilitate the acquisition of input at a local focus level from within the community. He noted that the 13 Community Themes (Themes) reviewed and finalized during this meeting would be the basis to direct topic discussions during the Neighborhood Meetings.

Consultant Barquist assured the members that if topics were raised during the Neighborhood Meetings that did not align with the themes, the topics would be brought back to the Committee members for consideration. He then explained the process recently undertaken to obtain feedback from the Parks and Recreation Commission. This process provided comments with regard to themes that had both direct and indirect relevance to Parks and Recreation.

The Committee proceeded to review each theme and engaged in discussion regarding edits to the definition and topics.

Addressing the Theme of Economic Development, Chairman Stopper suggested removing the phrases "certain types" and "and its labor force" from the definition. Vice Chairman Griffin felt that "and its labor force" should be retained in order to include those persons that travel to Fullerton for employment, but do not reside in the community. He also spoke in support of including specific language within this theme to reflect the benefit that sales tax generating businesses contribute toward the General Fund revenue for the City of Fullerton. Member Lambros supported striking "certain types" from the phrase "growth in certain types of jobs" and including additional language concerning the importance of the business tax base.

Member Buck recommended comments regarding the beneficial resources available to the business community through the educational institutions in Fullerton.

Member Batinich submitted a topic discussed by the Committee at an earlier meeting to be listed under this theme: "City and schools should share long term development ideas to be mutually beneficial."

During review of Sustainability, Member Buck expressed an opinion that transportation should be included as a topic to encourage less dependence upon the use of automobiles. Member Bennett raised concerns that promoting walking or bicycling may result in social engineering. Member Lambros interjected that developing work force housing was a method to promote a reduction in auto usage without directly engineering that result.

Vice Chairman Griffin believed that the existing definition of Sustainability had been refined during the last meeting of the Committee and well represented the points agreed upon.

The Committee then examined the theme of Open Space and Natural Resources at length and with significant discussion to understand the implications of terms including "passive", "active" and "natural" as they applied to the definition and topics in the content of this theme.

Member Heusser observed that several comments were listed pertaining to Coyote Hills and wondered why Coyote Hills was an item for discussion under the topic of Open Space. Extensive discussion among the member examined the characteristics of Coyote Hills with the following points raised:

- Coyote Hills incorporated both privately-owned property and City-owned property.
- The City-owned public portion of the Coyote Hills area, which included the nature reserve and the trail system, was utilized by many residents and non-residents.
- The future of the privately-owned property was of political and global importance in the community.
- Sustainability was a consideration.
- Public perception of Coyote Hills often equated this area with “Open Space”

Member Haley felt that, because the matter of Coyote Hills had not yet been through the political process, it was inappropriate for the Committee to take a position. She noted that it was the role of the Committee to provide policy direction to the City through the General Plan and this issue was too specific.

Member Harrell stated that she believed most people in the community identified Coyote Hills as “open space” despite the fact that was private property. She felt that the City had the ability to determine the future zoning and use of the area. Thus, the topic should be left in the theme. Member Harrell also raised the idea that “open space” may be applicable to a vacant lot in a more densely populated portion of the community, such as downtown, where it could be developed into use as a park.

Member Fitzgerald recognized that the parcel of land referred to as Coyote Hills was of significant importance to residents of Fullerton. However, she felt the matter was an important issue within the scope of the City Council rather than as a General Plan topic. Thus, she would prefer to speak generally about Open Space. She suggested that a motion to withdraw the topic from the discussion would facilitate more expedient progress toward addressing “open space” within the General Plan, by not spending time on it during each GPAC meeting.

Chairman Stopper suggested that the GPAC should continue to engage in dialogue pertaining to Coyote Hills in order to properly define the issues that applied to the General Plan content.

Member Fitzgerald introduced a MOTION to withdraw the topic of the Chevron-owned property in the West Coyote Hills area from the GPAC discussion. The MOTION was SECONDED by Member Bennett.

Following continued discussion on the topic a MOTION to CALL THE QUESTION was made by Member Savage and SECONDED by Member Durette. The MOTION was PASSED by a vote of 10 in favor and 5 opposed. Discussion was closed. A vote was then called on the MOTION to withdraw the topic of the Chevron-owned property in the West Coyote Hills area from GPAC discussion. The MOTION was CARRIED by a vote of 10 in favor and 5 opposed.

Chairman Stopper opened discussion regarding the relevance of “parks” as a topic within the theme of Open Space and Natural Resources. Member Buck requested staff clarify the terms “active” and “passive” as they related to park planning and whether a park could be considered “open space”. Senior Planner St. Paul responded that “open space” could be an active park. Consultant Barquist added that “open space” could be either public or private property and

“active” or “passive”. Director Godlewski expanded the explanation by providing examples that a privately-owned golf course could be considered “open space”, because it provided visual relief as well as active relief. Habitat could be considered “open space” as it provided visual relief, although the public could not actually enter the area. Continuing, he explained that “active” indicated the opportunity for organized recreation; such as ball fields. Hillshire Park was given as an example of a “passive space”.

Member Haley remarked that “active” was a broad definition that in some General Plans may include barbeque areas and picnic benches.

Discussion continued regarding whether parks, both “active” and “passive”, should be included in the definition of Open Space and Natural Resources.

Senior Planner St. Paul addressed the Committee to ascertain if they wished to continue discussion on the themes or move on to other agenda items and continue the theme discussion to a later meeting. The Committee determined that discussion would continue through completion of the 13 Themes and, due to time limitations, the remaining items on the agenda would be carried over to a subsequent agenda.

No edits were submitted for the Theme of Community Activity.

Member Lambros recommended that “Library” should be included in the Topics portion of the Cultural Resources Theme.

The Theme of Civic Participation was addressed by Member Fitzgerald who commented that the topic of “Public Partnership” should be expanded to read “Public/Private Partnerships”.

Chairman Stopper and Vice Chairman Griffin suggested that the definition of the Civic Participation Theme would become more concise by removing the phrase “The qualitative characteristics of the community”. The definition would read “How community members and groups interact with one another.”

Member Buck stated that “civic” referred specifically to government and felt it would be most accurate to state “Civic and Community” as the theme.

During a discussion of the Community Design theme, Member Bennett encouraged discussion to explore the benefit of having a central community center location. Members Buck and Fitzgerald advised that the City Council had actively considered the potential redesign of the Civic Center area including the existing Senior Center.

Member Buck opened discussion of the Historic Resources theme by suggesting that the definition should be expanded to include “parks”.

Member Haley expressed her support for adding a Historic Element to the General Plan to recognize the historic resources in the community. Referencing the Mills Act, she stated that providing a Historic Element could help residents recognize the assets that were present and assist with maintaining those assets. Member Fitzgerald pointed out that “Preservation” was listed as a Topic within the theme of Historic Resources.

Following a brief discussion regarding whether trees could be included in the historic classification, Director Godlewski was asked if there was an existing City policy. He responded that, as a "Tree City", Fullerton did have specific policy set by City Council with regard to trees.

Chairman Stopper opened discussion on the theme of Community Safety. The Committee determined that the definition should be edited to read "Physical safety of the public including crime prevention, emergency services and seismic safety design."

During discussion of the Community Health theme, Member Fitzgerald proposed that the definition be expanded to incorporate the "overall health" of community members.

Member Buck suggested that the phrase "using various modes of transportation" be added to the definition of Mobility.

The Committee then considered the theme of Community Services. Vice Chairman Griffin posed the concept that "Community Activities" and "Community Services" could be blended rather than presented as independent themes. There was consensus among the members that combining these themes was appropriate.

Chairman Stopper invited discussion of the Community Development theme. Vice Chairman Griffin began by correcting the definition "The tools and processes the City will use to accommodate and manage growth and development" to read "uses". Chairman Stopper suggested replacing the term "tools" with "resources".

Member Heusser observed that there was an opportunity to combine the theme of Community Design with Community Development and invited feedback. Member Fitzgerald and Chairman Stopper were in support of combining the themes. Member Haley agreed and suggested adding the topic of landscape design. Member Savage supported the inclusion of landscape design and remarked that rising density increased the importance for landscaping considerations.

At this time Chairman Stopper invited public comment.

Jane Ranz, resident, stated that she would like to see the topic "locally-owned small business" added to the theme of Economic Development and Sustainability. She suggested that it would be beneficial to specifically encourage locally-owned small businesses to promote both living and working within the City.

Public Comment closed.

AGENDA FORECAST

The next regularly scheduled GPAC meeting would be at 7:00 p.m. on Monday, December 10, 2007. Subsequent meetings would be at 7:00 p.m. on the following dates: January 14, February 11 and March 10, 2008.

STAFF/COMMITTEE COMMUNICATION

Addressing questions regarding the release of information pertaining to upcoming meetings, Senior Planner St. Paul agreed to post supporting materials with future agendas as information was made available on the City web site. He advised that information advertising the upcoming

series of Neighborhood Meetings would be distributed in flyers and published in local newspapers.

Chairman Stopper encouraged all Members to keep City Council members informed.

Member Fitzgerald inquired about the number of online surveys that had been received. Consultant Barquist agreed to provide an update at the next GPAC meeting. Senior Planner St. Paul stated that questions for the telephone survey were being formulated with the assistance of the CSUF Research Center.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:05 p.m.

Kim Radding
Clerical Assistant III