



MINUTES OF THE MEETING OF THE GENERAL PLAN ADVISORY COMMITTEE

POLICE DEPARTMENT MURAL ROOM

MONDAY

MAY 12, 2008

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, Durette, Fitzgerald, Griffin, Harrell, Haley, Heusser (arrived at 7:25 p.m.), Jaramillo, Lambros (arrived at 7:09 p.m.), Richmond, Savage and Stopper
- ABSENT:** Excused: GPAC Members Buck and Bushala
Unexcused: None
- STAFF PRESENT:** Director Godlewski, Senior Planner St. Paul, Housing Programs Supervisor Morad, Administrative Assistant Pasillas
- CONSULTANT PRESENT:** RBF Principal Community Planner David Barquist, RBF Community Planner Michelle Kou
- FLAG SALUTE:** Chair Stopper
- MINUTES:** MOTION made by Vice Chair Griffin, SECONDED by Committee Member Bennett, and CARRIED unanimously by voting members present, and with Member Savage abstaining, that the Minutes of the April 21, 2008 meeting be APPROVED as written.

PUBLIC COMMENTS

- Denny Bean provided the Committee Members a handout and discussed Coyote Hills History.
- Zoot Velasco urged the Committee to address increasing tourism within the City during the update process.
- Jane Rands requested an opportunity to address the Committee on the Housing Element prior to any final decisions being made.

DISCUSSION ITEMS

Senior Planner St. Paul opened the discussion and reviewed the Draft Housing Policy Program. He explained that the Committee was to review the document and make any changes they would like made prior to the document going to the Planning Commission.

Chair Stopper led the Committee through each Policy item, and asked for feedback or comments.

Public comments.

The following comments were made after Policy Action 3.1:

- Jane Rand spoke of the need to use strong language, i.e. mandate or require rather than encourage, in the Policy Themes.
- Linda Tang commented that the past performance report indicated that the City had not met its previous goals, and the Committee needed to address these goals.

The following comments were made at the end of the GPAC's discussion:

- Jane Rand again addressed the need for strong language. She also discussed the need to keep jobs in the City, and commented that non-residential land could be open space and she did not want it converted to residential use.
- Matt Leslie discussed the importance of water efficiency, also agreed with the Committee's decision to remove sustainability from the Housing Element.
- Judith Kaluzny discussed in-fill development and the claustrophobic feeling it would create, particularly in the downtown area.
- Jane Reifer spoke of the need to keep balance between jobs and housing in the City, and also urged the Committee to not let new housing take over the historical areas.
- Linda Tang asked if the public would be able to review the draft before the Planning Commission made their decision, and Mr. St. Paul responded the draft would be placed on the City website when the Planning Commission agenda was posted.

After Committee discussion on the Housing Element Policy Program, the consensus of the Committee was to make the following additions/deletions:

- Remove Policy Theme Area F: Sustainable Design
- Policy Action 1.1: Change last sentence to read "Adequate sites at 30 du/ac shall be provided to accommodate affordable units."
- Policy Action 1.3: In the first sentence add the word "affordable" prior to "housing development". In the second sentence, after "...programs and procedures", the sentence will change to "...to identify methods by which low, very low, and moderate housing developments could be processed in a more expeditious manner".
- Policy Action 1.4: Remove "Encourage and" from the title. In the fourth sentence, remove "encourage and", and end the sentence after "...appropriate sites".
- Policy Action 1.5: In the title, change "Encourage" to "Facilitate". In the second sentence remove "encourage and". In the third sentence change "encourage" to "facilitate"
- Policy Action 1.8: In the second sentence, add "as appropriate" after "the City shall encourage".
- Policy Action 1.9: In the second sentence, change "...are commonly limited with fixed incomes..." to "...generally have limited resources...".
- Remove Policy Action 1.10 – Housing for Special Needs
- Policy Action 1.12: In the first section change "is" to "its".
- Policy Action 1.16: Support Community housing Development Organization (CHDO) Projects should be Policy Action 1.14... In two locations change "CHDO*s" to "CHDO's".
- Policy Action 1.15: Change "...development second units." to "...development of second units."
- Policy Action 2.1: In the second sentence, change "...continue preservation..." to "...continued preservation..."
- Policy Action 2.2: in the title change "Pro-Active" to "Proactive", and add "Areas" after "Housing". Remove extra periods at end of paragraph.

- Policy Action 2.5: In the first sentence, after "...housing quality,..." add "condition and use", and remove "the continued quality of".
- Policy Action 2.7: In the first sentence, correct the spelling of "Richmond Park" to "Richman Park".
- Remove Policy Action 2.8 – Encourage Sustainability and Green Building Practices (energy efficiency addressed in Policy Action 3.1)
- Policy Action 2.9: In the first sentence, change "families" to "households", and reword/clarify the paragraph by adding "if Redevelopment or Federal funds are involved" and "where required by law".
- Remove Policy Action 3.2 – Encourage Mixed-Income Development (duplication of Policy Action 1.6).
- Policy Action 3.3: In first sentence, change "...housing cause undue..." to "...housing causes undue...". The GPAC requested staff to add additional wording at the end of the paragraph by adding "and reduce..."
- Remove Policy Action 3.4 – Consideration of Child Care
- Policy Action 3.5: In the first sentence, change "...understands the quality..." to "...understands that quality..."
- Policy Action 3.6: In the first sentence, change "...housing develops to encourage..." to "...housing developers to encourage..."
- Policy Action 4.1: In the title, change "Continued Monitoring Housing Units..." to "Continued Monitoring of Housing Units..." In the first and second sentences, change "...142 deed-restricted..." to "...existing deed-restricted..."
- Policy Action 4.2: In the first sentence, change "...and guarantee the rights..." to "...and guaranteeing the rights..."

MOTION by Committee Member Durette to accept the Policy Statements as modified and forward them to the Planning Commission, SECONDED by Committee Member Fitzgerald, and CARRIED unanimously by Members present.

AGENDA FORECAST

The next regularly scheduled GPAC meeting will occur at 7:00 p.m. on Monday, July 14, 2008.

STAFF/COMMITTEE COMMUNICATION

Mr. St Paul advised the Committee that the June meeting would be cancelled to allow staff time to work on the next element. He asked the Committee if they would be interested in scheduling a meeting for July to hear a presentation on sustainability presented by Bruce Hostetter, and it was the consensus of the Committee that they would like to hear Mr. Hostetter's presentation, along with any similar presentations from differing views.

ADJOURNMENT

Chair Stopper adjourned the meeting at 10:06 p.m.