



MINUTES OF THE MEETING OF THE GENERAL PLAN ADVISORY COMMITTEE

POLICE DEPARTMENT MURAL ROOM

MONDAY

APRIL 21, 2008

7:00 P.M.

- CALL TO ORDER:** The meeting was called to order by Chairman Stopper at 7:03 p.m.
- PRESENT:** GPAC Members Batinich, Bennett, Buck (left at 7:42 p.m.), Durette, Fitzgerald, Griffin, Harrell, Haley, Heusser (arrived at 7:18 p.m.), Jaramillo, Lambros (arrived at 7:08 p.m.), Richmond and Stopper
- ABSENT:** Excused: GPAC Members Bushala and Savage
Unexcused: None
- STAFF PRESENT:** Director Godlewski, Senior Planner St. Paul, Housing Programs Assistant Chavez, Administrative Assistant Pasillas
- CONSULTANT PRESENT:** RBF Principal Community Planner David Barquist, RBF Community Planner Michelle Kou
- FLAG SALUTE:** Chair Stopper
- MINUTES:** MOTION made by Committee Member Richmond, SECONDED by Committee Member Jaramillo, and CARRIED unanimously, by voting members present and with Members Bennett, Durette, and Haley abstaining, that the Minutes of the April 14, 2008 meeting be APPROVED as written.

PUBLIC COMMENTS

Judith Kaluzny informed the Committee that tomorrow, April 22, 2008, was Earth Day.

DISCUSSION ITEMS

Chair Stopper requested staff provide an explanation as to the impact a new policy would have on City staff. Director Godlewski explained the two documents staff relied on; the General Plan which established the City's goals, and the Zoning Code which was used to implement those goals. A General Plan which had general goals and policies was best for staff to work with.

Senior Planner St. Paul opened the discussion and reviewed the previous meetings discussion on the first three items of Handout B – Policy Discussion Areas.

After Committee discussion on the remaining Policy Areas, the consensus of the Committee was to make the following additions/deletions:

- Under "Land Use, Location and Linkages" remove "Childcare with housing" and add "childcare opportunities and non-profits" under "Housing with Amenities".
- Under "Special Needs Groups" include "senior housing" and "social disability" with the "Other Special Needs".

- Under “Governmental Constraints and Incentives” make the following changes:
 - Remove “Flexible zoning”, “First time homebuyer program”, “Fee scale for infrastructure”, and “Inclusionary Housing Program”.
 - Move “Good designs for high rises” and “Set high standards for architectural design” to the Land Use Element
 - Combine “Fee/processing waivers and/or concessions” and “Menu of incentives for developers” into one item.
 - Add “Continue to explore buyer-assisted mortgage opportunities”.
- Move “Sustainable Design” out of the Housing Element and locate in another element.
- Under “Housing Conditions” make the following changes:
 - Change “Rehab of existing multi-family” to “Rehab of existing housing units”.
 - Change “How to deal with overcrowding” to “Investigate reasons for overcrowding”.
 - Remove “Address displacement”
 - Combine “Affordability covenants with rehabbed units”, “Rehab loan programs”, “Neighborhood based programs”, and “Rehab of hotel/motel for residential uses”.
- Under “Policy Development and Planning make the following changes:
 - Under “Policy for mixed income development” add “...in a new master-planned community”.
 - Add an item “Encourage home ownership
- Under “Funding and Partnership Opportunities” make the following changes:
 - Under “Focus on local service organization participation” and “Joint venture with SCUF/Large Employers” add “...on a case-by-case basis” to both.
 - Remove “Balance underwriting of market with natural market dynamics” and replace with “Encourage staff to continue to watch market dynamics and provide education to homeowners”.

Public comments opened.

Beverly Shubert, Childcare Connections, urged the Committee to include “Childcare appropriately co-located with affordable housing” as an item. She believed that childcare near housing would allow parents to work and become self-sufficient.

Linda Tang, Kennedy Commission, wanted the Committee to look at housing opportunities for all income levels. She did not believe the City was meeting the needs for the low and extremely low income groups.

Public comments closed.

AGENDA FORECAST

The next regularly scheduled GPAC meeting will occur at 7:00 p.m. on Monday, May 12, 2008. A subsequent meeting will occur at 7:00 p.m. on June 9, 2008,

STAFF/COMMITTEE COMMUNICATION

Mr. St. Paul stated staff would provide the Committee with a Draft Housing Policy in approximately two weeks, and encouraged the Committee to review the document prior to the next meeting.

ADJOURNMENT

Chair Stopper adjourned the meeting at 9:23 p.m.