



Steering Committee

David Peña, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab
Joseph Martinez	Tiffany Mangum	Cathy Caples
Jeff Roberts	John Kashian	Bill Nijjer
Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>		

The Steering Committee met on Tuesday, July 20, 2021 at 6:00 p.m. via Zoom.

1. CALL TO ORDER:

Chairperson Peña called the Steering Committee to order at 6:05 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made. Staff provided a brief explanation of the digital meeting features.

2. ROLL CALL:

MEMBERS:

PRESENT – Chair David Peña, Vicechair Deep Singh, Jeff Roberts, Cathy Caples, Dennis Gaab, Eric Payne, Tiffany Mangum

ABSENT – Gurdeep Shergill, Joseph Martinez, Bill Nijjer, John Kashian, Tina McCallister-Boothe (alternate)

STAFF:

Sophia Pagoulatos, *Staff member, Planning and Development Department*
Drew Wilson, *Supervising Planner, Planning and Development Department*
Casey Lauderdale, *Planner III, Planning and Development Department*
Marisela Martinez, *Planner II, Planning and Development Department*
Mike Sanchez, *Staff member, Planning and Development Department*
Andy Benelli, *Staff member of Public Works, Public Works Department*

3. APPROVAL OF MEETING SUMMARY.

Committee member Gaab moved, and committee member Roberts seconded the motion to approve the June 29, 2021 meeting summary. The motion carried unanimously.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Vicechair Deep Singh, Jeff Roberts, Eric Payne, Dennis Gaab, Cathy Caples, Tiffany Mangum

NOES: None

ABSTAIN: None

4. INFORMATIONAL UPDATE ON THE SPECIFIC PLAN AND HOUSING

Staff member Casey Lauderdale shared a presentation on how the Specific Plan relates to housing capacity, the City's Housing Element Sites Inventory, and SB 330. Staff shared that because the current proposed land uses would cause a loss of housing capacity, it is planned to be paired with a text amendment to the Mixed-Use zone districts (the "Mixed-Use Text Amendment"), which would increase housing capacity.

Chair Peña opened the item for comments from the Steering Committee.

Committee member Roberts asked if the text amendment (rather than conducting a rezoning) would satisfy the requirements of SB 330.

Staff member Lauderdale stated she believed it would and Staff member Pagoulatos seconded this belief. It was noted that staff would need to confirm.

Committee member Roberts asked if a text amendment would require CEQA (California Environmental Quality Act) review.

Staff member Pagoulatos confirmed that there will be an analysis per CEQA.

Committee member Caples asked if increasing the zoning per the Mixed-Use Text Amendment would be contradictory to the Committee's direction to decrease density in the West Area.

Staff member Lauderdale pointed out the primary areas that would be affected, noting that the lowering of densities in the southwest region of the Plan Area and the goal of creating Catalytic Corridors would not be impacted, but that the Committee could take under consideration the parcels that are impacted.

Committee member Caples further explained that there were concerns about land uses along Grantland and that part of the desire to change Regional Mixed-Use to Neighborhood Mixed-Use was for the allowance of community gardens and uses other than housing, and to retain the existing farmer's market/stand. Committee member Caples also asked if it would be possible to provide enough housing to make up for the current projected housing capacity loss while not creating a net gain of housing capacity.

Staff member Lauderdale replied that a farmer's market and community gardens are allowed in every land use and that the redevelopment or development of a property would still need to be determined by willingness of the property owner to develop their land.

Committee member Caples asked if the Text Amendment would take away the opportunity to create a regional park in the area of the impacted corridor.

Staff member Lauderdale replied that it would not have an impact because the Plan proposes the park as an idea, therefore the application of the dual designation for the



park would need to go through a separate process, however the process would be no different than what it is today.

Committee member Roberts asked if there was a way to exempt the West Area from the Mixed-Use Text Amendment, if there would still be enough increase in the rest of the City to offset the loss of housing capacity in the West Area.

Staff member Lauderdale replied that there would likely be enough on the east side of Highway 99 to net-out the deficit that would be created by the Specific Plan.

Committee member Gaab asked for the potential acreage of the proposed Regional Park.

Staff member Lauderdale answered that it is 74 acres as proposed on page 82 of the Plan.

Committee member Gaab followed with a question as to whether the City has a minimum requirement or min/max range of acreage for a regional park.

Staff member Lauderdale replied that the General Plan states there should be 2 acres per 1,000 residents for regional, open space, and special use parks.

Committee member Gaab asked if that included residents citywide and if 74 acres would meet the General Plan's goal.

Staff member Lauderdale affirmed that it does include residents citywide and that as of the 2017 Parks Master Plan we are currently just under the goal. The 74 acres would need to be added to the total citywide and recalculated to see how much closer it would bring us to the goal. Staff member Pagoulatos added that the minimum size of a Regional Park is 40 acres.

Chair Peña opened the item for comments from the public.

Staff member Martinez read a comment from the chat by Tony Gonzales related to the need for a regional park and additional green space West of the 99.

Daniel Brannick commented that the approach to satisfy the requirements of SB 330 is prudent and preserves the idea of having a transect of development that tapers to the Plan Area's edges. M. Brannick asked if the need to be paired with the Mixed-Use Text Amendment will delay the West Area Plan.

Staff member Lauderdale replied that the language in SB 330 says "concurrent," therefore they will need to be considered together.

M. Brannick asked about the time for processing the Text Amendment.



Staff member Lauderdale said the current expectation is that the Text Amendment will take approximately six months.

M. Brannick commented that excluding the West Area from the Text Amendment would be a open a slippery slope for other areas to ask for exemption. M. Brannick reiterated support for the approach as long as the addition of units is done in the right place that upholds the desire for a gradual transition of densities.

Committee member Roberts mentioned that a project they are working on that has been impacted by SB 330 required a rezone and that Staff member Dan Zack had worked on a text amendment to triple densities along Blackstone Avenue, but they are not effective until the property is rezoned. Would like to ask staff to check in on the need to perform a rezone.

Committee member Caples added a question if the Committee and community would have an opportunity to meet with the consultant of the Mixed-Use Text Amendment to share what they envision for the future of Shaw Avenue.

Staff member Pagoulatos replied that there is still some work to be done internally about how the density will be applied and we will consider how to align the work with the principles of the Plan and not create a slippery slope in other places. Staff will respond when more information is available.

Committee member Gaab shared the observation that the Mixed-Use Text Amendment alone falls short of what SB 330 requires, which would require a change in zone district, and urged staff to obtain a legal opinion on the matter.

Staff member Lauderdale noted that staff can confirm with the City's legal counsel.

Committee member Payne asked when the last time was that the City had updated its congestion management plan with the COG or another State regulatory agency for this area.

Staff replied that they did not have the requested information.

Committee member Payne asked if there was a plan to integrate a congestion management plan into this area.

Staff member Benelli replied that the City works on different plans relating to traffic and speed, so it wouldn't necessarily be under that name.

Committee member Payne replied that there's a delineation between a construction management plan and congestion management plan and urges staff to integrate this into the Specific Plan to mitigate issues that have been brought forth by the public.



Staff member Benelli noted that the City does maintain a list of planned traffic signals that goes to Council annually based on traffic volume, but also school construction, etc. Each year the priorities are investigated, modified, and brought to City Council.

Committee member Payne shared that integrating a congestion management plan can assist with long-term mitigation efforts and thanked Staff member Benelli for the information on current efforts.

Staff member Benelli also shared that a list of bottlenecks are also tracked and prioritized based on that list and that one of the largest issues is the gaps that exist between the City and County.

Staff member Martinez read the comment from Elisa Bilios regarding detours in their neighborhood that was posted in the chat, to which the prior discussion was referencing.

Staff member Benelli replied that Shaw Avenue is scheduled to open on July 30 and that the developer was behind schedule and being charged \$1,000 a day. Grantland, however, will most likely not be open by the 30th. There have been other construction projects in the area as well.

Staff member Martinez read the next three comments posted in the chat from Holly Warren and Tony Gonzalez related to the proposed regional park, and from Mannie Camarena regarding parks and infrastructure needs.

Staff member Lauderdale shared that the Regional Park is discussed on page 84 of the Plan, noted as Option C. The cross streets are along Shaw, Veterans, the Herndon Canal, to below the area where the Island Waterpark is in a barbell shape. Staff member Lauderdale also noted that there is a related policy PF 1.8 on page 98.

Committee member Caples added that the Herndon Canal is designated as a Class I trail in the General Plan and will have greenspace on either side all the way to Garfield.

Staff member Lauderdale affirmed.

Valerie Brown asked if there will be an overpass/underpass at the railroad at Shaw and Golden State, if there will be any adjustments to the square footage for multifamily properties to meet the housing needs, and if there has there been any discussion about the large homeless population in the area in relation to the park location.

Staff member Lauderdale shared that High Speed Rail will be creating an overpass when it gets to that area and that will include the current railroad tracks, that there would not need to be a need to change the multifamily requirements to meet increased capacity, and that the Regional Park is proposed as an idea in the Specific Plan and will need its own community engagement process, but hopefully by that time our community will have made more advances in housing people who are experiencing homelessness.



Staff member Benelli added that High Speed Rail is starting on initial work on the overpass, but it is difficult to predict the timeline as it depends on their funding. HSR will also create an underpass at Herndon. And Veteran's is out to bid and should relieve some of the pressure off of Shaw and this should be done in about two years.

Staff member Martinez read two comments posted in the chat from Cathy Gonzalez regarding a letter sent from Lennar about street closures and from Elisa Bilios concerning use of penalty fees for community improvements and infrastructure issues.

Staff member Benelli replied that he has not seen the letter, but it might be referencing the work on Grantland rather than Shaw. The ordinance does require that the funds collected from a street closure need to be paid to improvements in the area of the closure and will work with the Councilmembers on how to spend the funds.

Staff member Martinez read questions submitted in the Q&A from Keith Woodcock about the timeline for the Fire Station on Shaw to open and the planned width of Shaw Avenue.

Staff member Benelli replied that it will have four lanes with a median island and bike lanes. Staff member Lauderdale replied regarding the fire station that she can look up the answer and reply offline.

Staff member Martinez read a comment from the chat from Elisa Bilios asking about a traffic study rope placed in the area.

Staff member Benelli was unsure of why the rope would be placed there, but that a traffic study would not be accepted when the road is closed.

5. STEERING COMMITTEE ANNOUNCEMENTS

There were no announcements.

6. UNSCHEDULED COMMUNICATIONS

There were no unscheduled communications.

7. ADJOURNMENT

The meeting adjourned at 7:19 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Payne. The motion carried unanimously.

AYES: Chair David Peña, Vicechair Deep Singh, Jeff Roberts, Cathy Caples, Dennis Gaab, Eric Payne, Tiffany Mangum

NOES: None