

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 Wednesday, March 23, 2022 at 5:30 p.m. via Zoom.

1. CALL TO ORDER

Chairperson Peña called the Steering Committee to order at 5:33 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made. Staff provided a brief explanation of the digital meeting features.

ROLL CALL

MEMBERS:

PRESENT– Chair David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Eric Payne, Cathy Caples, Tiffany Mangum (joined late), Tina McCallister-Boothe (alternate)

ABSENT – Vicechair Deep Singh, Joseph Martinez, Dennis Gaab, John Kashian

Note: Member Boothe may vote as an alternate for District 2.

STAFF

Planning and Development: Sophia Pagoulatos, Drew Wilson, Casey Lauderdale, Shawn Monk

Public Works: Andrew Benelli

City Attorney's Office: Mary Raterman-Doidge

Council District 1: Terry Cox

2. APPROVAL OF THE MEETING SUMMARY

Moved by Member Roberts, seconded by Member Caples to approve the March 07, 2022 Meeting Summary.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Eric Payne, Cathy Caples

NOES: None

ABSENT: Tina McCallister-Boothe

Note: Committee member Boothe was present but experiencing technical difficulties and was unable to register a vote at the time.

3. CATALYTIC CORRIDORS SURVEY UPDATE

Staff member Casey Lauderdale introduced the staff members present for the meeting.

Staff member Lauderdale provided an update on the Catalytic Corridor survey.

4. CONTINUED ITEMS

Staff member Lauderdale reviewed the land use change request process and the voting procedure for the requests.

Committee member Roberts self-recused from the first two items (18-1 and 23-1) due to their employer's financial interest.

Staff member Lauderdale presented #18-1.

Committee member Shergill and Caples asked questions on potential impacts to traffic and the Catalytic Corridor. Staff member Lauderdale responded.

A motion was made by committee member Caples to recommend approval of the request, which was seconded by committee member Nijjer.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Bill Nijjer, Gurdeep Shergill, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented #23-1.

Committee member Caples provided comments about the urban-rural transition intent of the Plan and asked questions related to housing capacity and if the green space on the map was a ponding basin. Staff confirmed the ponding basin and supplied the calculated difference in housing capacity.

Member of the public, Denise Sin, provided comments in support of keeping the designation at medium low density.

A motion was made by committee member Caples to recommend denial of the request, which was seconded by committee member Boothe.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Bill Nijjer, Gurdeep Shergill, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Committee member Nijjer left the meeting. Committee member Roberts rejoined the meeting.

Staff member Lauderdale presented #8-1.

Committee member Roberts asked about property owner notifications. Staff member Lauderdale responded that outreach was planned to reference the Committee's recommendation. Committee member Roberts moved to recommend denial of the request.

Committee member Caples made comments on the existing land use, background of the NMX designation, potential for medium low, and information that was provided by the requestor. Committee member Roberts also commented on the application of SB 330. Committee member Caples asked about housing capacity. Staff member Lauderdale replied. Committee member Boothe and Caples asked about traffic improvements and projects to be made in the area. Staff member Benelli replied.

Committee member Caples seconded the motion.

Committee member Booth asked if one of the existing uses on the parcels in question complied with the Code. Staff member Lauderdale replied that it would be noted to review.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented #13-1.

Committee member Roberts asked about property owner notifications. Staff member Lauderdale responded that outreach was planned to reference the Committee's recommendation. Committee member Caples asked to define Community Commercial and Commercial General. Staff member Lauderdale answered. Committee member Roberts asked if the existing uses would become non-conforming. Staff member Lauderdale reviewed and provided a response.

Member of the public, Daniel Brannick, indicated they made the request to keep the designation as Community Commercial that would better align with the Catalytic Corridor than some uses allowed under Commercial General.

Committee member Roberts asked Daniel about their connection to the site. Daniel replied that they have no known financial ties and are an advocate for the area. Committee member Payne asked Daniel to clarify if they are in support or opposition to the item. Daniel affirmed support.



Committee member Caples asked if the car-wash would become non-conforming and if it could stay. Staff member Lauderdale answered.

Committee member Roberts noted discomfort with making a decision on a request without the knowledge of the property owner. Committee member Roberts motioned to recommend denial of the request, which was seconded by committee member Boothe.

Committee member Payne noted appreciation for the community's input.

Staff member Lauderdale clarified that the car-wash is currently in Community Commercial.

ROLL CALL VOTE TALLY

AYES: Jeff Roberts, Gurdeep Shergill, Eric Payne, Tina McCallister-Boothe

NOES: Chair David Peña, Cathy Caples

Staff member Lauderdale presented #27-1.

Committee member Roberts asked about the information provided by the requestor. Staff member Lauderdale referenced the submitted request.

A motion was made by committee member Caples to recommend denial of the request, which was seconded by committee member Boothe.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Gurdeep Shergill, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented #29-8.

Committee member Roberts asked about property owner notifications. Staff member Lauderdale responded that outreach was planned to reference the Committee's recommendation. Committee member Roberts asked for the classification of Bryan Avenue. Staff member Benelli responded that is a Collector at Shields. Committee member Caples and Roberts noted the designation of Shields as the Catalytic Corridor.

A motion was made by committee member Caples to recommend approval of the request, which was seconded by Chair Peña.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Gurdeep Shergill, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented #11-13. *[Note: this item was stated as being in District 2 during the meeting, but it is located in District 1]* Staff member Lauderdale shared the meaning of "dual designation."



Committee member Roberts clarified the process of acquiring park space and committee member Caples reflected on the origin of the designation in the Plan.

A motion was made by committee member Caples to recommend approval of the request, which was seconded by committee member Roberts.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Gurdeep Shergill, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented #14-1.

Committee member Roberts asked for the number of property owners and if the area is developed. Staff member Lauderdale replied that the number of parcels could be shared. The committee discussed the complexity of the request and information that would be desired to help make a decision, information provided in the request letter, and housing capacity impacts. Committee member Roberts indicated an interest to table the item. Staff member Lauderdale noted this as an option, but that there were no further meetings scheduled. Committee member Shergill commented about the current need for more housing and the potential benefit of this area.

Denise Sin, commented that keeping it lower density could reduce traffic impacts.

Committee member Boothe asked if the schools would be able to handle the number of people that would be accommodated by the Plan's proposed land use. Staff member Pagoulatos noted that Central Unified has been involved in the Plan.

A motion was made by committee member Roberts to table the request, which was seconded by committee member Boothe.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Gurdeep Shergill, Eric Payne, Tina McCallister-Boothe

NOES: Cathy Caples

Chair Peña asked if tabling the item would impact the timeline. Staff member Lauderdale indicated that the record would show the item was tabled.

Committee member Mangum joined the meeting.

Staff member Lauderdale presented #22-1.

Committee member Caples noted concern about having inexperienced truck drivers near many residences and the designation of higher density residential to the south of the request. It was noted that the truck driving school is currently located on the parcels to the north, but that the requestor does not own the parcels. Staff member Lauderdale shared information available from the request letter.



Member of the public, April Henry, typed a comment in the chat (there was a technical issue that prevented verbal comment): “I would just be concerned if you moved south that the trucks are now entering a dangerous curve. Not an owner/representative, I am a community member.”

Daniel Brannick commented about possible other locations for the truck school and how this designation would affect the Catalytic Corridors at the convergence of Ashlan and Brawley.

Committee member Roberts enumerated reasons to support the proposal and motioned to recommend approval of the request, which was seconded by Chair Peña.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Gurdeep Shergill, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Committee member Shergill left the meeting.

Staff member Lauderdale presented #30-1. It was shared that the proposal as presented could face a legal issue known as spot zoning.

Committee member Caples asked about the location of the event center and relationship to the Office designation along Ashlan. Staff member Lauderdale responded.

A motion was made by committee member Roberts to recommend denial of the request, which was seconded by committee member Caples.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented #31-1.

Committee member Roberts asked if the property owner or representative was available. Staff member Lauderdale confirmed.

Member of the public, Randeep Dhillon, noted that they were representing their father Santohk Dhillon, the property owner, and that they were also joined by partners Nick Yovino Sr. and Nick Yovino Jr. Randeep shared information about the request.

Member of the public, Elisa Bilios, shared in the chat: “We need more park spaces on the west side.”

Committee member Roberts enumerated reasons to support the proposal and motioned to recommend approval of the request, which was seconded by Chair Peña.



ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented #11-12 & 19-1.

Committee member Payne shared comments that pointed to existing disparities of access to green space and that this item could be an opportunity to address those disparities while creating a statewide jewel. Committee member Caples noted being in favor of designating a second regional park and that there is more opportunity with Measure P to be able to develop more parks. Committee member Caples shared further remarks about park needs and how Option C would support them, but that there could be support for both Option C and Option B and asked the Committee to support both parks. Committee member Payne shared comments related to historic disinvestment and the difference between investments made north and south of Shaw Avenue. Committee member Payne emphasized the request to have the park be located south of Shaw.

Committee member Roberts noted that, upon the map being presented more clearly, that their business has an interest in part of the land contained in Option B. Committee member Roberts then self-recused.

Committee member Payne motioned to support Option B.

Elisa Bilios commented that West of 99 there is limited areas for sports teams to practice because of lack of area and lighted areas. Investing in pre-existing parks can support equity in access to sports. Elisa shared that Option C is promising.

Committee member Payne commented that the intent is not centered on what the park would include (related to fields), but where and what communities are being intentionally served and that the goal is to have a park for all.

Staff member Lauderdale stated that because the recusal of committee member Roberts would remove the quorum, there is a provision that allows for the committee member to rejoin the meeting after stating the conflict and affiliation to the property in question.

Daniel Brannick commented that much of the conversation on needs in the West Area has been focused on transportation and park space. Daniel indicated a preference for Option C and noted that if there is an opportunity to address historic divides that should not be ignored. Daniel proposed an idea for a cross-Shaw concept for the regional park that manifests bridging the north/south of Shaw discourse.

Committee member Roberts rejoined the meeting.

Staff member Wilson stated that because the group has no other circumstance available to vote on the issue, committee member Jeff Roberts provides a quorum for

the committee, then member Roberts is allowed to participate after disclosing the potential conflict with the decision. Committee member Roberts shared that upon seeing the expanded map he realized that his company farms the northern half of what would be the regional park in Option B. He further clarified that this is not a primary residence.

Committee member Payne asked if legal counsel was available. Staff member Lauderdale shared that staff member Raterman-Doidge had to leave the meeting, but that the aforementioned procedure was guidance they provided prior to the meeting. Committee member Payne shared that their experience is that when City Council has a lack of quorum that the remaining members are still permitted to vote.

Staff member Pagoulatos acknowledged that this is a new situation and verified the advice that was sent to staff previously.

Committee member Boothe asked for clarity on the proposal and designation of all options as park space. Staff member Lauderdale answered.

Committee member Caples asked if Option B was large enough to be a regional park. Staff member Lauderdale said each option meets the minimum 40 acres. Committee member Caples asked if there was anything prohibiting a designation of two regional parks. Staff member Lauderdale commented that there is a question of feasibility, but that it isn't their position to be able to say yes or no.

Committee member Payne reminded that there is a motion on the floor to move forward with Option B. Committee member Caples said that the committee should move forward with Options C and B. Chair Peña noted that this conversation needs more time and that the meeting was running over the extra 15 minutes proposed.

Committee member Payne withdrew the original motion and made a new motion to continue the item for another night. Chair Peña agreed that more time and community input is needed for the discussion. Committee member Mangum agreed there should be more time for thorough discussion and asked if it was time-sensitive.

Staff member Wilson said that the decision on the park is not a deal-breaker for the overall Planning process, that the PARCS department needs to be involved to have a thorough conversation and to be able to identify the steps that go into the final decision, and that the Committee's recommendation is for the planned land use, but not the final decision on where the park will be located. It will also require conversations with the community.

The motion was seconded by committee member Mangum.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None



A motion was made by committee member Roberts to table the remainder of the agenda, which was seconded by committee member Payne.

ROLL CALL VOTE TALLY

AYES: Chair David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Committee members then discussed a time to hold the next meeting. March 29th was identified.

5. ADJOURNMENT

Motion by Committee member Roberts with no opposition. The meeting was adjourned at 8:21pm.