
CITY OF YORBA LINDA

CITY COUNCIL/REDEVELOPMENT AGENCY

**CITY COUNCIL/REDEVELOPMENT AGENCY
SPECIAL JOINT MEETING MINUTES**

SEPTEMBER 2, 2008

**CITY COUNCIL/REDEVELOPMENT AGENCY SPECIAL JOINT
MEETING CONVENING AT 6:00 P.M.**

CALL TO ORDER

The City Council/Redevelopment Agency convened at 6:00 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda.

ROLL CALL

Council/Agency Members Present: Anderson, Castellano, Horton, Winder

Council/Agency Members Absent: Wedaa

Staff Members Present: Raymond, Gruchow, Kelly

CLOSED SESSION

CITY COUNCIL

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Government Code Section 54956.8

Property: APN: 322-183-11 - Located at the Northeast Corner of
Los Angeles Street and Imperial Highway

City Negotiators: Interim City Manager Kelly, Assistant City Manager
Gruchow, City Attorney Carvalho

Property Negotiators: Bershon Realty Co.

Under Negotiation: Price and Terms of Payment

- B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION,
SIGNIFICANT EXPOSURE TO LITIGATION, INITIATION OF LITIGATION

Government Code Section 54956.9(b) and (c) (1 case)

RECESS

**CITY COUNCIL/REDEVELOPMENT AGENCY AND PLANNING
COMMISSION SPECIAL JOINT MEETING
CONVENING AT 6:30 P.M.**

CALL TO ORDER

The City Council/Redevelopment Agency and Planning Commission convened at 6:48 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda.

ROLL CALL

Council/Agency Members Present: Anderson, Castellano, Horton, Winder

Council/Agency Members absent: Wedaa

Planning Commission Members Present: Abramowitz, Equitz, Lyons, Pickel, Wohlt

Staff Members Present: Raymond, Gruchow, Kelly, Mendoza, Thiele

Mayor Winder noted Councilmember Wedaa was absent this evening due to illness and hearing no objections, Councilmember Wedaa's absence was excused.

PLEDGE OF ALLEGIANCE – Planning Commissioner Wohlt

CLOSED SESSION REPORT – No reportable action.

PUBLIC COMMENTS

Richard Adams, resident, commended Senior Planner Bruce Cook for his prompt response to an e-mail he sent inquiring relative to private property signs posted on a greenbelt. He stated the Planning Department was very detailed in their answers to his questions regarding the property.

Craig Allen Sheets, Brea resident, presented a handout and spoke regarding meth labs and pods attached to telephone poles.

Claudine Lynch, resident, asked that the title of the "Town Center Performance Review" report be changed to reflect what is actually being talked about.

ITEMS FOR DISCUSSION

1. CANYON POWER PLANT UPDATE - ORAL REPORT

Interim City Manager Kelly gave a status report and stated that a letter indicating Yorba Linda's concern over the proposed power plant and that the City would be retaining a consultant to evaluate issues and impacts of the power plant was sent to the City of Anaheim. He also stated a similar letter was sent to the California Energy Commission advising them of the City's request to be considered in the process. He noted that the City has received a list of five consulting firms, people knowledgeable in this kind of power plant operation, and staff will be reviewing and interviewing these firms and will return to the City Council meeting of October 7, 2008 with the recommendations and scope of work.

2. REPORT AND DIRECTION REGARDING THE TOWN CENTER SPECIFIC PLAN AND TOWN CENTER BLUE RIBBON COMMITTEE REPORT

Interim City Manager Kelly introduced the report.

Mike Thiele, Interim Community Development Director, gave a brief history and reviewed key points of the Blue Ribbon Committee Report, and reviewed staff's recommendations cited in the report.

Interim City Manager Kelly clarified the charts on the wall behind the dais as follows – the chart to the far left denotes specific core areas the Committee studied and are outlined in the documents given to Council; far right is the Town Center project area boundaries; and the graphic in the middle is an attempt to take what the Blue Ribbon Committee did, breaking it into the sub-elements and moving towards a specific plan with the general flow chart.

A lengthy discussion ensued and staff responded to questions from the City Council and Planning Commissioners.

Mayor Pro Tem Horton asked if at some point the Council can be educated on the steps/process in developing an area and making it viable.

Discussion ensued relative to a cultural arts center.

Pat Nelson, resident, cited her concerns as follows: That the City Council not repeat the mistakes that were made in the past; she does not think a study could be done that guarantees something is going to succeed; who will be developing the questions for the surveys; suggested doing applications for the town center specific plan steering committee as is done for filling Commission vacancies; and not make zoning changes until where things are going to go is known.

Gabriella Rollins, Director of the Yorba Linda Arts Alliance, stated a lot of studies have already been done in support of an arts center.

Ed Rakochy, resident, discussed the flow chart and stated government should be developing the zoning - not the land.

Gene Scearce, resident and Yorba Linda Library Commissioner, discussed the poll and stated he is interested in the opinion of the whole City including the east end of Yorba Linda and the poll should be crafted so that it gets people from all areas of the City. He also stated he would like to see people on the steering committee that are from all areas of the City, not just the people from the downtown area.

Randie Noell, resident and Yorba Linda Library Commissioner, stated she was on the Blue Ribbon Committee and that the Library brings in 25,000 to 31,000 people a month and she thinks it has been ignored and needs to be considered.

Tom Lynch, resident, stated a look should be taken at the Town Center map on the wall and that there is land sitting there that is not generating income. He also stated that Main Street should be a separate plan all on its own, that the project should get started on Main Street, and that a study of historic resources should be initiated immediately.

Vince Campion, resident, stated he was on the Blue Ribbon Committee and the cultural arts component was more than an arts center, and he doesn't think there is a 100 percent consensus on building a cultural arts center.

Louie Schirm, resident, suggested a contest be held for a small, medium, or large 3D scale project or have three subcommittees – small project, medium project, and large project.

Herb Trumpoldt, resident, discussed points made during the course of the Blue Ribbon Committee meetings and encouraged Council to use Gabriella Rollins' figures on a cultural arts center and three additional items pertaining to engineering costs, architectural design, and a five-year business plan supported by a Profit and Loss Statement.

Anita Hynds, resident, spoke in support of a cultural arts center.

Barbara Heid, business property owner on Main Street, stated she has been in business for 30 years and a lot of businesses on Main Street are now gone. She also stated that people need to stop and think what is being done, and not lose sight of what the original Main Street was all about.

Mayor Pro Tem Horton stated she would like a full cultural arts presentation by Gabriella Rollins given to Council like the one given to the Blue Ribbon Committee.

Louie Scull, business property owner on Main Street, talked about the public use of redevelopment property.

Walter Bruckner, resident, stated the State of California is now considering taking all redevelopment funds because of the poor financial situation of California. He also stated that Council has no idea how to run a business and that a Wal-Mart and low cost gas producers are needed in Yorba Linda.

Julia Schultz, resident, stated she is worried that the City is going to keep spending money on doing survey after survey, and spoke in favor of an arts center.

Mark Schwing, resident, stated it should be determined if a cultural arts center would be supported and build around it. He also stated that there is a need to find out what can be done moneywise to extend Main Street and that part of the Langdon Wilson survey needs to be redone.

Mayor Pro Tem Horton asked staff to come back at another study session with a report of what it means to get out of the Redevelopment Agency.

Discussion ensued and Interim Community Development Director Thiele stated goals and objectives for the area can be achieved through a specific plan.

Planning Commissioner Wolht stated he is continually asked about the Town Center project and that he would like to see a time-line of where we are, what is next, and a specific date for completing the project.

Councilmember Castellano stated one of the things that should be considered is how we as a community want to move forward – we don't want to push this too quickly and we don't want it to fail.

Upon inquiry from Mayor Winder, Interim City Manager Kelly stated he thinks it is important to start all four suggested recommendations at the same time.

Mayor Pro Tem Horton stated she is not comfortable making recommendations until the performing arts presentation is heard.

RECESS:

Mayor Winder called a recess at 8:55 p.m. and reconvened the meeting at 9:14 p.m.

Mayor Pro Tem Horton stated that at one time a member of the community spoke regarding bringing City Hall into the Town Center and asked that that be looked at.

Planning Commissioner Pickel noted that in his opinion one of the fundamental items in a needs assessment study is community outreach. He also stated that if a qualitative and quantitative study is done by doing an outreach process with due diligence to a needs assessment before the survey, there is a way to craft proper questions for a telephone survey study. He cited concerns with the infrastructure for a cultural arts center and stated he does not think the City has the infrastructure for a regional draw.

Planning Commissioner Abramowitz stated that of high importance is a leakage study, with respect to a cultural arts study and that he thinks it is important to look at the study with regard to infrastructure. He also stated that of critical importance is bringing in folks from the eastern part of the City.

Mayor Winder stated that what concerns him and is important to him is how the housing element fits into this. He stated he called Rick Kempton from Friends Christian Schools regarding their joint use facility - if the facility is built, it involves a multi-purpose facility and would seat about 400 people. He stated El Dorado High School has improved their Performing Arts Center and that a needs study should be done to be sure needs are met in as economical fashion as possible.

Councilmember Anderson noted that Friends Church also has a sanctuary that looks as big as a concert hall.

Mayor Pro Tem Horton **MADE a MOTION** to convene this meeting to another joint study session with the Planning Commissioners and invite all the other Commissioners to attend the meeting as well, get the answers to the questions, have a historical presentation, have a cultural arts presentation, find out how many retail dollars might be needed and what that equates to in square footage of retail space, and then go from there.

MOTION DIED for lack of a second.

Councilmember Anderson stated he would entertain doing a needs and demands analysis report and proceeding with a scientific survey – Recommendations 1 and 2.

It was **MOVED/SECONDED – CASTELLANO/ANDERSON** - to authorize the City Manager to retain a consulting firm to conduct a market analysis to determine retail leakage from Yorba Linda and to identify retail business types that likely would be successful in Yorba Linda given the demographics of the City and surrounding region in an amount not to exceed \$50,000.

Discussion ensued.

MOTION CARRIED by the following roll call vote:

AYES: Anderson, Castellano, Horton, Winder
NOES: None
ABSENT: Wedaa

It was **MOVED/SECONDED – ANDERSON/CASTELLANO** – to ask staff to report back to Council on a series of needs and demands analysis meetings.

Discussion ensued and Interim City Manager stated this motion could be incorporated into the motion for number 2.

It was **MOVED/SECONDED – ANDERSON/CASTELLANO** – to ask staff to report back to Council on a series of needs and demands analysis meetings, authorize the City Manager to retain a consulting firm to conduct a scientifically valid, random telephone survey of Yorba Linda residents for the purpose of identifying community interest in, and support for, various Town Center land uses in an amount not to exceed \$40,000.

Discussion ensued.

Councilmember Anderson **WITHDREW** the **MOTION**.

Discussion ensued.

It was **MOVED/SECONDED – ANDERSON/HORTON** - to ask staff to look into a more sophisticated type of sampling, testing, surveying, and group meetings and report back to Council. **MOTION CARRIED** by the following roll call vote.

AYES: Anderson, Castellano, Horton, Winder
NOES: None
ABSENT: Wedaa

It was **MOVED/SECONDED - ANDERSON/WINDER** - to appropriate funds from Redevelopment Agency resources to fund item one in an amount not to exceed \$50,000. **MOTION CARRIED** by the following roll call vote:

AYES: Anderson, Castellano, Horton, Winder
NOES: None
ABSENT: Wedaa

ADJOURNMENT

Mayor Winder adjourned the meeting at 10:20 p.m. The next regularly scheduled City Council/Redevelopment Agency Joint Meeting is September 16, 2008.

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Kathie M. Mendoza, City Clerk
City of Yorba Linda

APPROVED BY COUNCIL/RDA:

SEPTEMBER 16, 2008