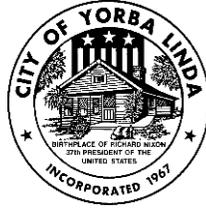


---

---

# CITY OF YORBA LINDA



Land of Gracious Living

---

---

## CITY COUNCIL SPECIAL MEETING MINUTES

FEBRUARY 10, 2009

---

---

### CALL TO ORDER

The City Council convened at 6:00 p.m. in the Community Center at 4501 Casa Loma Avenue, Yorba Linda.

### ROLL CALL

Council Members: Anderson, Horton, Rikel, Winder, Schwing

Staff Members: Raymond, Conklin, Harris, Hartman, Kelly, Leto, Mendoza, Steep, Stowell, Thiele

PLEDGE OF ALLEGIANCE - Mayor Scwhing

PUBLIC COMMENTS - ON THE ITEM ON THE AGENDA - None

### TOWN CENTER SPECIFIC PLAN

Interim City Manager Bill Kelly stated that the Council had received correspondence from Herbert W. Trumboldt and Louie Scull, and those were entered into the record. He stated the purpose of the Special Meeting is to provide an update on the Town Center progress and to recommend the next step in the process.

Interim City Manager Kelly introduced the new Community Development Director, Steven Harris.

Interim Community Development Director Thiele gave an overview of the staff report with a slideshow presentation.

Interim City Manager Kelly asked Council if their desire was to send out an RFP for a consulting service which would merge the Blue Ribbon Committee recommendations, gather data, hold opportunity meetings with public input and refine land uses.

Mayor Pro Tem Anderson asked if a Cultural Arts Center feasibility study should be done before or simultaneous with an RFP process.

Interim Community Development Director Thiele replied that a specific plan typically allows for a variety of land uses in case one did not work out.

Council discussion ensued regarding the feasibility of a Cultural Arts Center. Councilmember Horton asked if it should be offered or developed as a whole component or various smaller components. Mayor Schwing asked what the timeline was to hire a consultant.

Interim Community Developer Thiele indicated that CEQA requirements and conducting community outreach takes time and suggested a 12 – 24 month time frame. He also said that approaching a multitude of developers versus just one is not vital in order to move forward right now.

Interim City Manager Kelly responded that developing a plan is the first step and if Council agrees to it, the process can move forward from there. The study would incorporate much more than a land use plan but also provide urban design concepts, street paving, color schemes, architecture, furniture, and those types of ideas.

Mayor Pro Tem Anderson stated he favors a public outreach that is more in line with community meetings run by a consultant.

Mayor Schwing suggested concentrating on the core area with possibly Site 13 and using multiple developers. Mayor Pro Tem Anderson and Councilmember Rikel agreed. Councilmember Horton said she was concerned about piecemeal and CEQA regulations. Interim Community Development Director Thiele responded that it would not be a concern because Council is focused on Old Town and the development and implementation of a plan. The process would take years and would not be perceived as piecemeal by CEQA.

Pat Nelson, resident, commented that she is pro-private sector development and recommended that Council concentrate on circulation, parking, keeping the flavor of Yorba Linda, keeping the historic aspect, and not the types of restaurants or stores. She also urged a smaller steering committee.

Louis Schirm, suggested a smaller steering committee to look at the proposed plan and come up with a consensus. He also suggested that the City publish the property data chart on the website so the residents can see the plan.

Ed Rakochy, resident, stated that Main Street should be the focal point and then once that is built and becomes successful we can move forward from there. He believes government dollars should be spent on developing and zoning. He suggested bringing someone in to look at all the studies and reports, the successful ones as well as the failures, including the Blue Ribbon Committee report, the Town Center Master Plan done by Ron Cano and the Langston-Wilson study. He also urged a small steering committee.

Lee Day, resident, said a larger city hall was needed and suggested combining a new city hall with a cultural arts center.

Tom Lynch, resident, said he felt that the existing zoning and infrastructure would probably support anything that was built. He suggested focusing on a short term plan, getting incentives going and bringing in sales revenue. He also believed the Cultural Arts Center should be a long-term project to allow for a thorough, in-depth study of feasibility, users, parking and location. He said that it was important to add some housing nearby but it should not be the dominant part of the mix.

Tom Watts, resident, stated he agrees with articulating a plan but cautioned that a process is needed which is responsive and able to meet challenges and copes with problems in advance. He suggested a process committee where people, but not stakeholders, work together for a common destination. It could be run by staff and be a less formal atmosphere than one under public scrutiny.

Gabriella Rollins, Director of Yorba Linda Arts Alliance, commented that the plan is a good one. She feels that the downtown should be something that reflects the community like a gathering place. She felt that a Cultural Arts Center would draw restaurants and people to the downtown area.

Omar, resident, remarked that people want public spaces. He suggested that Council look at a broad area but not get drawn into details and that an anchor store was needed. He recommended Council not rush through the process.

Julia Lawson, resident, would like to see an arts center in the downtown area with restaurants and shops that she thinks would be a crowd-puller.

It was **MOVED/SECONDED – ANDERSON/RIKEL** - to direct staff to move forward with an RFP process for the specific plan development using the Blue Ribbon Committee report as the foundation for that area and that the focus would be the quadrant area plus Site 13 and Altrudy Lane.

Mayor Pro Tem Anderson agreed that everything that has been suggested can be done with one consultant who could come up with basic concepts, ideas and a number of potential uses without the specifics. He thinks that forming the Steering Committee from the Blue Ribbon Committee is a bad idea because those people were selected from various interest groups in the City and they are all stakeholders with a particular interest. It is not fair to the rest of the Blue Ribbon Committee to select only three or four from the committee. He said more input is needed once the plans and possibilities come back from the consultant. He also stated it should include and incorporate all current studies. He said Site 13 and Altrudy Lane have been set aside for housing or a new fire station but we shouldn't limit ourselves in any way to either of those sites and that the Blue Ribbon Committee report is a good blueprint for the consultant to work with.

Councilmember Horton asked for confirmation from Assistant City Attorney Raymond to be allowed to participate in the discussion and vote.

Assistant City Attorney Raymond responded that there was no conflict of interest and Councilmember Horton could participate.

Councilmember Horton stated she would go along with the staff recommendation. She agrees with the suggestion of Tom Watts for a steering committee that is comprised primarily of community members and that the plan not be driven by a developer.

Councilmember Winder asked if the historical and economic studies being currently conducted would also be used. Mayor Pro Tem Anderson replied in agreement.

**MOTION CARRIED** by the following roll call vote:

**AYES:** Anderson, Horton, Rikel, Schwing, Winder  
**NOES:** None  
**ABSENT:** None

Mayor Pro Tem Anderson stated he was not envisioning another citizens committee because that would be too restrictive. He prefers a staff driven process with a series of community meetings and public input.

Mayor Schwing proposed a timeline for the second council meeting in April to choose a consultant.

Interim City Manager Kelly responded that it would be difficult but staff would do everything possible to get close to that deadline.

## **ADJOURNMENT**

Mayor Schwing adjourned the meeting at 8:06 p.m. The next regularly scheduled City Council/Redevelopment Agency Joint Meeting is February 17, 2009.

---

Kathie M. Mendoza, City Clerk

APPROVED BY CITY COUNCIL/RDA:

MARCH 3, 2009