

Appendix C: GPAC Meeting Minutes



Appendix C: General Plan Advisory Committee Meeting Minutes

As part of the General Plan update, the City formed a General Plan Advisory Committee (GPAC) to assist in the review of the Yorba Linda General Plan. The goal of the GPAC was to provide City decision-makers with policy recommendation that support the community's vision for the future of Yorba Linda.

The GPAC's responsibilities included:

- Review and be familiar with community input
- Participate in community outreach events
- Review and be familiar with the existing General Plan/Parks and Recreation Master Plan documents
- Provide feedback on the development and analysis of land use and policy options
- Provide recommendations on land use scenarios
- Review and provide recommendations on General Plan goals and policies
- Conduct meeting subject to the provisions of the Brown Act

Through the course of the General Plan update, the GPAC held meetings on the following dates:

- June 12, 2012
- August 14, 2012
- November 27, 2012
- January 29, 2013
- March 26, 2013
- April 30, 2013
- May 20, 2013
- June 17, 2013
- July 23, 2013
- August 26, 2013
- September 10, 2013
- October 29, 2013
- November 26, 2013
- December 10, 2013
- January 22, 2014
- February 25, 2014
- March 25, 2014
- April 22, 2014
- May 13, 2014
- June 10, 2014
- September 30, 2014
- October 28, 2014
- December 8, 2014
- February 9, 2015

The GPAC discussed various topics and issues related to the General Plan update, including a discussion on each General Plan element and suggested revisions to existing goals and policies.



Yorba Linda General Plan

This page intentionally left blank.

DRAFT



**GENERAL PLAN ADVISORY COMMITTEE
MINUTES
(AS APPROVED AT AUGUST 14, 2012 MEETING)**

JUNE 12, 2012

I. WELCOME & INTRODUCTION

The meeting was called to order at 6:30 p.m. at the Yorba Linda Community Center, Activity Yorba Room A.

GPAC members present at the meeting;

Commissioner Cheri Hansen
Commissioner Marilyn Adams
Commissioner Mary Carbone
Commissioner Nathaniel Behura
William Gorman
Lindon Baker
Ed Rakochy
Commissioner James Pickel
Commissioner Tom Watts
Commissioner Karalee Watson
Commissioner Robert Lyons
Kennith Peterson
Ryan Bent
John Rafter

Susan Harden, RBF Consulting, presented an overview of the Agenda and details of the purpose and responsibilities of the Committee as stated in the PowerPoint presentation provided.

Discussion followed regarding possible candidates for Chair and Vice Chair as well as their specific duties and responsibilities.

II. ELECT COMMITTEE CHAIR AND VICE CHAIR

Staff called for volunteers or nominations for the position of Committee Chair.

Ryan Bent volunteered for the position of Committee Chair.

John Rafter nominated Commissioner James Pickel for the position of Committee Chair. Commissioner Robert Lyons seconded the nomination.

Ed Rakochy nominated Commissioner Tom watts for the position of Committee Vice Chair.

Ed Rakochy moved to hold votes for the position of Chair, in public. Commissioner Mary Carbone seconded the motion. The motion failed for lack of a majority vote.

Therefore, voting for the position of Chair will be conducted by secret ballot.

By a majority of votes, Commissioner Jim Pickel was declared Chair of the Committee and Commissioner Tom Watts was declared Vice Chair of the Committee.

III. PUBLIC COMMENTS

Staff reported that public comments will be received during every meeting where members of the public will have the opportunity to comment on non-agenda items, during the beginning of every meeting, and agenda items, prior to Committee deliberations on each item.

The Chair opened Public Comments for items that are not on the agenda.

Claudine Lynch requested consideration of an equestrian center in the City. She addressed the role of horses in the City's history, existing horse trails and replacement of stables. She listed the beneficiaries of having an equestrian center in the City including possible sources of revenues.

Lee Day spoke in support of an equestrian center in the City and read from the existing General Plan regarding designating areas for accommodating horses. She addressed interest by Shapell to develop an equestrian center in east Yorba Linda.

Discussion followed regarding ownership of the land and a previous feasibility study completed on the subject.

There being no others wishing to address the Committee, the Chair closed the public comments portion of the meeting.

IV. COMMITTEE GROUND RULES

Staff presented a details report on the requirements of the Ralph M. Brown Act addressing posting of the agenda, noticing requirements, public comments, quorum and communication. Staff addressed simple majority, motions and seconds.

Discussion followed regarding what constitutes a quorum and specific Brown Act requirements regarding communication between Members. Staff will provide appropriate contact information. Regarding email communications, Members were encouraged to respond to the originator of the email.

V. COMMITTEE PURPOSE AND RESPONSIBILITIES

Staff presented details of the purpose and responsibilities of the Committee.

VI. REVIEW GPAC HANDBOOK CONTENTS

Staff presented details of the GPAC Handbook including GPAC purpose and responsibilities, meeting format and schedule, meeting agendas and minutes, Committee ground rules and Member and staff contact list. Staff provided a list of resources including a link to Brown Act information and a CD which includes the current General Plan including the Housing Element and the Historic Resource Element of the General Plan.

Discussion followed regarding a list of Committee meeting dates and staff will provide that information for the handbook as well as any related updates. Staff noted the importance of establishing ground rules and highlighted some including speaking loudly, meeting schedule, voting procedure, attendance requirements and conduct.

Discussion followed regarding choosing an appropriate time limit for public comments or leaving the item at the discretion of the Chair, the possibility of having two public comment periods, one at the beginning and one at the end of meetings. It was noted that Members cannot engage in dialogue with public speakers or respond to questions to make a decision on the item.

Discussion followed regarding the availability of Legal Counsel for Committee meetings and the importance of setting a time limit for public speakers.

Motion: Commissioner Mary Carbone moved to limit the time for public comments to five (5) minutes for each speaker. Commissioner Nathaniel Behura seconded the motion, which carried, unanimously.

Discussion followed regarding voting procedures (simple majority versus consensus), the challenges relative to the process of consensus and the importance of everyone being heard.

Staff suggested setting a ground rule that the Committee will work towards consensus.

Motion: Commissioner Tom Watts moved to set the voting procedures as simple majority. Commissioner Marilyn Adams seconded the motion, which carried, unanimously.

Staff suggested setting a start time for future meetings.

Motion: Commissioner Marilyn Adams moved to set the start times for Committee meetings to 6:30 p.m. William Gorman seconded the motion, which carried, unanimously.

Discussion followed regarding adopting Robert's Rules of Order relative to consensus.

Motion: Commissioner Robert Lyons moved to adopt Robert's Rules of Order as the standard for operating Committee meetings. Commissioner Tom Watts seconded the motion for discussion.

Discussion followed regarding the possibility of remaining flexible and waiting to adopt Robert's Rules of Order after further discussion.

Staff suggested a detailed review of Robert's Rules of Order at a future meeting.

Discussion followed regarding the definition of an excused absence and clarification of participation and meeting attendance by alternates.

VII. OVERVIEW OF EXISTING GENERAL PLAN AND PARKS AND RECREATION MASTER PLAN AND UPDATE PROCESS

Staff addressed current demographics of the City of Yorba Linda, description of the General Plan, the Parks and Recreation Master Plan, updating the General Plan, General Plan required and optional elements and regional mandates. Staff presented information regarding the update process and the various phases of the update, including the proposed timeline, as well as details on an upcoming Community Visioning Festival and workshops.

Discussion followed regarding impacts to the General Plan due to the recent demise of redevelopment agencies.

Staff noted that will be part of the conversation to be presented to the Committee at a later time.

Discussion followed regarding providing Members with a summary of the Visioning Festival.

Staff encouraged participation by Members.

VIII. NEXT STEPS

Staff addressed social media, upcoming community events including the Visioning Festival and meetings and presented suggested homework by Committee Members as well as staff.

Discussion followed regarding distributing all relative communication to alternates as well as Members.

Discussion followed regarding criteria used for setting future meetings and ensuring there are no conflicts with other meetings and clarification of participation of and attendance by alternates.

ADJOURNMENT

Motion: Nathaniel Behura moved to adjourn the meeting. Robert Lyons seconded the motion, which carried, unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 8:15 p.m.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

AUGUST 14, 2012

I. WELCOME & INTRODUCTION

The meeting was called to order at 6:35 p.m. at the Yorba Linda Community Center,.

GPAC members present at the meeting;

Commissioner Cheri Hansen (Absent)
Commissioner Marilyn Adams (P)
Commissioner Mary Carbone (P)
Commissioner Nathaniel Behura (P)
William Gorman (P)
Lindon Baker (P)
Ed Rakochy (P)
Commissioner James Pickel (P)
Commissioner Tom Watts (P)
Commissioner Karalee Watson (P)
Commissioner Robert Lyons (P)
Kennith Peterson (P)
Ryan Bent (P)
John Rafter (P)
Carin Benner (Absent)
Randie Noell (Absent)

David Barquist, RBF Consulting, presented an overview of the Agenda and the contents of the packets distributed to GPAC member.

II. APPROVAL OF MINUTES FROM THE JUNE 12, 2012 MEETING

GPAC Member Gorman motioned to approve the minutes with the following corrections:

- Add John Rafter to the list of attendees of the June 12, 2012 Meeting
- Amend the nomination of Commissioner Pickel from Rakochy to Rafter
- Remove the "c" from Rakochy in Agenda Item II, page 1 and 2.

GPAC Member Lyons 2nd the motion which carried unanimously.

III. PUBLIC COMMENTS

The Chair opened Public Comments for items that are not on the agenda. No comments were tendered from the public.

IV. REVIEW OF THE JUNE 12, 2012 MEETING

David Barquist of RBF Consulting provided an overview of the August 14, 2012 Meeting including a brief description of the Agenda Items.

V. OVERVIEW OF THE RALPH M. BROWN ACT

City Attorney Todd O. Litfin provided a Powerpoint presentation to the GPAC, providing a summary of the purpose and intent of the Ralph M. Brown Act. Mr. Litfin provided description of the legal requirements for meetings, noticing and conducting Committee business.

VI. COMMUNITY OUTREACH OVERVIEW

Staff presented an overview of community outreach activities conducted to date. These activities included:

- Equestrian Focus Groups
- Teen Action Committee
- Indoor Sports Groups
- Outdoor Sports Groups
- Senior Club
- Parks and Recreation Commission
- Senior Survey
- Youth Visioning Workshop
- Visioning Festival
- Taste of Yorba Linda participation
- Yorba Linda Farmers Market

The GPAC was provided with summary notes for each of the community outreach activities. A summary of each of these activities was provided to the GPAC. Staff presented summary information for each outreach activity, including key themes, draft vision statements and a detailed summary of the Senior Survey and Parks and Recreation Community Questionnaire. Key findings of the surveys were provided to the GPAC.

VII. REVIEW AND DISCUSSION OF PENDING CIELO VISTA DEVELOPMENT PROPOSAL

At the request of the GPAC, a summary discussion of the pending Cielo Vista Development was discussed.

Steve Harris provided an overview of the Cielo Vista development proposal. Mr. Harris explained the development is in the environmental review stage and an Notice of Preparation (NOP) was distributed by the County of Orange. The City of Yorba Linda responded to the NOP with a detailed listing of concerns and other considerations to be included in the Environmental Impact Report to be conducted over the coming months. Mr. Harris indicated the City of Yorba Linda is well aware of the potential impacts of the proposed development and will be taking an active role in responding to future environmental documents and other project-associated issues.

Lindon Baker provided comments to the GPAC related to water pressure in the subject area.

Mr. Harris indicated the City will be continuing to monitor the project and will inform the GPAC of any future developments.

VIII. NEXT STEPS

Staff provide a summary of next steps for the GPAC including requests for the GPAC to review the following documents:

- Community Outreach summaries
- Review of community comments at www.yorbalindacaconnects.com
- Review Parks and Recreation Master Plan
- Become familiar with the Land Use Element

Staff indicated to the GPAC the next meeting is tentatively scheduled for early November. Staff will communicate with the GPAC to find the calendar date that best fits a quorum of the GPAC.

ADJOURNMENT

Motion: _____ moved to adjourn the meeting. _____ seconded the motion, which carried, unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 9:00p.m.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

November 27, 2012

Chair James Pickel called the meeting to order at 6:04 p.m.

I. APPROVAL OF MINUTES FOR THE MEETING OF AUGUST 14, 2012

Motion: (INSERT NAME) moved to approve the minutes of the General Plan Advisory Committee meeting of August 14, 2012, as amended. (INSERT NAME) seconded the motion, which carried, unanimously.

ROLL CALL

Present: Chair James Pickel PRESENT
Member Carin Benner ABSENT
Member Cheri Hansen PRESENT
Member Ed Rakochy ABSENT
Member John Rafter ABSENT
Member Karalee Watson PRESENT
Member Kenneth Peterson ABSENT
Member Lindon Baker PRESENT
Member Marilyn Adams PRESENT
Member Mary Carbone PRESENT
Member Nathaniel Behura PRESENT
Member Penggy Huang PRESENT
Member Randie Noell ABSENT
Member Robert Lyons PRESENT
Member Ryan Bent PRESENT
Member Tom Watts ABSENT
Member William Gorman PRESENT

It was noted that Commissioner Rafter has resigned from the Traffic Commission but will continue as a Member of the Committee. Discussion followed regarding his need to submit an application for the Committee. Staff was directed to distribute information to Mr. Greg Rehmer and discussion followed regarding alternates.

The issue will be addressed at the Committee's meeting of December 10, 2012.

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee.

Dee Dee Friedrich representing Yorba Linda Country Riders expressed interested in maintaining the equestrian elements within the General Plan. She requested the Committee keep equestrian concerns on the radar during the update process.

There being no others wishing to address the Committee, Chair Pickel closed the Public Comments section of the meeting.

III. GPAC DISCUSSION OF GENERAL PLAN ECONOMIC ANALYSIS PROCESS

Consultants presented information regarding the Economic Analysis process which will tie into the Land-use Analysis as well as look into the future in the Fiscal Sustainability components of the General Plan. He introduced Roger Dale, with the Natelson Dale Group to begin initial dialogue in the process

Mr. Dale presented information regarding his company including background, capabilities and familiarity with the community. He presented an overview of the process by Natelson Dale Group and noted they will become more active in the following months as land-use alternatives are considered for the General Plan. He outlined basic components that will be addressed including a fiscal impact analysis of the General Plan which looks at how the plan effect the City's long-term ability to have a positive budget. He addressed goals in planning for a successful future for the community. The company will work with City staff to develop a budget model that will allow testing different alternatives in land uses. It will enable the evaluation of key sites where there may exist opportunities for future development.

Mr. Dale reported the need to develop assumptions/scenarios about what the future developments are in the City and identify key areas or sites that may accommodate future development. He stressed that this will not entail a comprehensive market study, but rather a step in the process to develop market assumptions. Other studies will be used, supplemented and updated where appropriate.

Discussion followed regarding the use of a static tax structure or whether it will involve modifications to the tax code and other factors that will affect the City's revenues in the future and the model is set up to test different alternatives.

Mr. Dale addressed retail, industrial and commercial zoning including evaluation of different densities. He reported that coordination will take place with City staff and the RBF team and the Committee to develop the land use alternatives as part of the fiscal analysis.

Mr. Dale requested input from the Committee regarding its preferences and concerns as they relate to commercial land uses in the City. He addressed categories of land uses,

noting that the two fiscal "winners" for cities are hotel and retail uses. Assumptions will be developed for residential land uses for the analysis.

Discussion followed regarding entertainment-related land uses, restaurant-related land uses and their effect on complimentary uses, existing hotels in the City and related revenues generated, factoring in the quality of the hotel, classifying hotel uses, the importance of keeping in mind that the General Plan is a forward-looking document, the starting point and identification of current data and evaluating various scenarios.

Mr. Dale addressed the process and various sources of available data, identifying niches to attract people to the remaining development areas to recuperate leakage, developing "destination" areas, office and industrial uses being driven by employment growth and focusing on choices that will have the biggest economic benefits for the City. He detailed areas of economic benefits in addition to revenues generated.

Ensuing discussion followed regarding keeping geography in mind, subareas in the City with the highest priorities for future commercial and industrial development, opportunities for refurbishing and encouraging upgrading existing worn areas, additional restaurants and evaluating unsuccessful retail areas in the City.

Discussion followed regarding opportunities for rezoning in order to increase chances of success, site-specific issues for consideration, the need to create a critical mass for various uses and the importance of measuring resident sensitivity to the various uses.

Ensuing discussion followed regarding existing competing areas and facilities, the importance of restaurants and location, the possibility of considering different use of space for use efficiency, working with the School District to share use of facilities for City-related activities, developing creative ways for generating revenue and identifying appropriate locations.

Discussion followed regarding new developments for mixed and niche uses, prioritizing the issues to be considered, the possibility of focusing on office buildings to facilitate jobs for residents of Yorba Linda, making Yorba Linda a "ship-to-site" operation and the status of businesses in Savi Ranch

Members were encouraged to list their issues of priority regarding what land uses and where.

Committee Member Nathaniel Behura commented regarding the possibility of providing a map in order to evaluate areas for potential developments.

Committee Member Ryan Bent suggested showing the various categories with their appropriate revenue generation potential.

Committee Member William Gorman addressed the possibility of inquiring from existing business why they have chosen to do business in Yorba Linda or why they have not. He reported on parking lots and use of existing parks, the success of food trucks and

the need to work with companies to get other companies to increase business in the City. He noted a need to find unique ways to attract businesses to the City.

Committee Member Mary Carbone noted that the City is built out, that she would place hotels and entertainment at the bottom of the priority list, spoke against developing a movie theater in Yorba Linda, and stated a number of pending retail uses currently under development. She suggested enhancing the downtown (old town) area and commented in support of more office spaces in the City. She indicated the low probability of a high-end restaurant being developed in the City.

Committee Member Peggy Huang suggested creating a niche commercial development and the possibility of considering other forms of entertainment rather than a movie theater.

Committee Member Cheri Hansen felt that there should be an evaluation of existing facilities and conditions within the City and consideration of Savi Ranch as an entertainment destination.

Committee Member Marilyn Adams commented on the possibility of developing an "old town", existing valuable sites and making adjustments and changes so that they become thriving "mega" centers. She addressed the importance of maintaining open spaces and upscale housing and considering what surrounding communities desire.

Committee Member Karalee Watson addressed the area at Imperial Highway and Yorba Linda and the need to reevaluate the entire area for new possibilities and opportunities.

Committee Member Robert Lyons addressed the need for more office space and felt that the City has adequate restaurants and does not need a movie theater. He stated the he would like to know what revenue the City needs, since the City is relatively healthy at this time.

Committee Member Lindon Baker felt the need to use caution in changing or deviating from the original concept of Yorba Linda being a bedroom community. He noted the need for remodeling the aging housing stock and updating existing structures and centers.

Committee Chair James Pickel felt that development in Yorba Linda is context-driven. He did not see a need for another hotel in Yorba Linda, commented on opportunities in Savi Ranch, changes in businesses and industries and the benefits of increasing the number of offices in Yorba Linda to serve existing residents and establishing niche retail, industrial and restaurants.

Committee Member Cheri Hansen addressed the golf course which was supposed to generate revenue for the City but has not. She felt that it needs to be evaluated carefully.

Discussion followed regarding the need for "tweaking" the existing General Plan.

Committee Member William Gorman addressed the need to facilitate circulation within the City.

Committee Member Nathaniel Behura addressed impacts of various projects, limited access to SaviRanch and the need to evaluate ingress and egress of the area, noting that it has a lot of potential.

Committee Member Cheri Hansen commented on problems with access into and out of Savi Ranch and considering how business and new developments affect existing neighborhoods.

Discussion followed regarding creating feasible and desirable developments.

Mr. Dale expressed his appreciation to the Committee for its input and reported that these will be incorporated into a report to be presented at an upcoming Committee meeting.

IV. REVIEW AND DISCUSSION OF COMMUNITY OUTREACH AND NEEDS ASSESSMENT FOR PARKS AND RECREATION MASTER PLAN

Staff presented information regarding the Parks and Recreation Master Plan and how it relates to the Parks and Recreation Element of the General Plan. Staff presented results of an additional survey and the need to finalize a needs assessment to allow staff to complete the report and allow the Committee to review and consider the documents.

Michelle Lieberman presented background of the Master Plan addressing key components, distinctions between the Parks and Recreation Element of the General Plan and the Master Plan, an overview of the Master Plan, community outreach efforts, maintenance standards, facility and program comparisons, inventory of existing facilities and determining needs including an equestrian needs analysis report. She requested input from the Commission in order to generate a draft document that will be reviewed by the Parks and Recreation Commission at their meeting in January.

She addressed the process, topics considered, looking at future trends and program offerings, prioritizing facility space, timelines, results of several surveys conducted and a general community user survey. She addressed Cultural and Fine Arts organizations and surveys to help understand their needs.

Discussion followed regarding the number of people attending the Cultural and Fine Arts focus group and responses received. The low response rate of surveys was addressed.

It was noted that the Parks and Recreation staff is currently providing input on a survey submitted to them for completion.

Ms. Lieberman addressed a facility tour and inventory, facility/program comparison report to comparable cities and other recognized standards, maintenance standards, pending demand and needs assessment and recommendations with a goal of providing a final draft in February.

Discussion followed regarding related fiscal, policy changes or amendments to help guide the plan in the future, prioritizing projects, economic analyses and land uses and related impacts.

Committee Members commented positively on the willingness of residents to pay more for improvement in Parks and Recreation facilities and services.

Chair James Pickel addressed the number of responses to the general survey, commended the community outreach efforts and the importance of considering all voices within the various groups in the community. He noted that not much was left out regarding consideration of data and asked that the new landscaping paradigm be addressed in the maintenance specifications.

Discussion followed regarding the rationale for excluding the Bill Paxton Equestrian Center in the document. It was noted that the design process is currently going on for the Center and that it should be added to the inventory of facilities.

Committee Member Karalee Watson addressed deficient issues including a dog park and a public pool and she requested an analysis on the feasibility of such facilities.

Chair James Pickel suggested that the Master Plan consider joint-use agreements between the City and the School District or other agencies and looking at duplicate programs in terms of private and public offerings and being more cost-effective.

Committee Member Gorman addressed the need for bigger fields and park complexes, the possibility of developing larger park facilities and providing lighting.

Discussion followed regarding existing multi-use park facilities within the City and the need for larger parks.

A request was made for information on comparative demographics for targeted cities within the same budget range, looking at levels of service based on acreage and facilities rather than population, making population projections and plans for growth.

It was noted that discussion was efficient and will continue.

V. NEXT STEPS

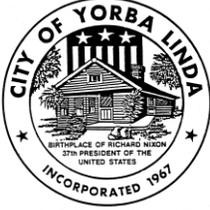
- Anticipated GPAC Meeting Schedule for 2013

Staff addressed next steps regarding future GPAC meetings and noted that a recommendation was made by the Planning Commission to add potential GPAC meetings but the issues needs to be approved by Council before going forward. A meeting will be scheduled in January to focus on the Housing Element fitting into the overall General Plan process.

Director of Community Development Steve Harris addressed recent changes in law for the Housing Element and the need to consider the item at this time because of changes in deadlines where the Housing Element if adopted within a certain time of the deadline (October, 2013) it will not need to be updated again for eight years. He suggested Monday, January 14, 2013 for the next meeting or January 21 or 22, 2013 or January 28, 29 or 31, 2013. He requested that Members review their calendars and communicate back to him with an acceptable date.

ADJOURNMENT

Motion: Committee Member Lyons moved to adjourn the meeting and was seconded by Committee Member Behura. The meeting was adjourned at 8:10pm by unanimous consent.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

January 29, 2012

Chair James Pickel called the meeting to order at 6:05 p.m.

I. APPROVAL OF MINUTES FOR THE MEETING OF NOVEMBER 27, 2012

Motion: (INSERT NAME) moved to approve the minutes of the General Plan Advisory Committee meeting of November 27, 2012, as amended. (INSERT NAME) seconded the motion, which carried, unanimously.

ROLL CALL

Present: Chair James Pickel (**Present**/Absent)
Member Carin Benner (**Present**/Absent)
Member Cheri Hansen (**Present**/Absent)
Member Ed Rakochy (Present/**Absent**)
Member John Rafter(Present/Absent)
Member Karalee Watson (**Present**/Absent)
Member Kenneth Peterson (Present/**Absent**)
Member Lindon (**Present**/Absent)
Member Marilyn Adams (Present/Absent)
Member Mary Carbone (**Present**/Absent)
Member Nathaniel Behura (**Present**/Absent)
Member Peggy Huang (**Present**/Absent)
Member Randie Noell (**Present**/Absent)
Member Robert Lyons (**Present**/Absent)
Member Ryan Bent (**Present**/Absent)
Member Tom Watts (**Present**/Absent)
Member William Gorman (Present/Absent)

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee.

III. GPAC DISCUSSION OF GENERAL PLAN HOUSING ELEMENT PROCESS

Pamela Stoker, Housing and Redevelopment Manager provided an introduction of the General Plan Update process and introduced the City's Housing Element consultant, Karen Warner.

Ms. Stoker and Ms. Warner presented a Powerpoint summary overview of the Housing Element process.

The Housing Element is part of the City's General Plan and contains four major components. (1) Housing Needs Assessment; (2) Evaluation of constraints to housing; (3) Identification of residential sites; and, (4) Program Strategy to address housing needs. It was noted that each city in California must submit their Housing Element to the State Department of Housing and Community Development (HCD) for compliance with state law.

Ms. Warner described the Housing Element timing, with the next revision due date of October 15, 2013. Ms. Warner indicated that the Housing Element must be adopted within 120 days of the this due date or the next Housing Element will be due in four years versus eight years.

Ms. Warner provided a summary process flowchart describing the review requirements with HCD, including a discussion of the optional "streamlined review" process.

A summary of the benefits of HCD compliance were provided, including legal adequacy, maintaining of discretionary review authority and eligibility of state housing funds. Ms. Warner described the ability for courts to suspend city's authority to issue building permits if the Housing Element is not found in compliance with state law. Additionally, pursuant to state law, failure to adopt a compliant Housing Element would "carry over" prior RHNA obligations from prior Housing Element cycles.

Ms. Warner provided a summary of 1990-2010 demographic trends in the city. Families with children has experienced a significant decrease and racial diversity in the city has rapidly increased. Census data also show a continuing shift toward an older population. Persons living with disabilities in the City of Yorba Linda was discussed, with current Census estimating 4,400 person living with disabilities.

Employment compared to housing was relatively low compared to the region, with 17,000 jobs in the City compared to 22,000 housing units. 40% of employment is within lower income occupations (retail, food service, etc.). Over 80% of persons working in Yorba Linda commute from outside the city to work.

Ms. Warner described housing trends within the City. 2,700 new housing units have been constructed in the last decade. The mix of housing types (single-family, multi-family, etc.) and tenure (rent vs. own) has remained unchanged over the last decade.

A summary of the state-defined income categories with presented. Each income category is based on an assumed household size with the Area Median Income (AMI) of \$76,750. The income categories include:

- Extremely-Low (<30% of AMI)
- Very-Low (31-50% AMI)
- Low (51-80% AMI)
- Moderate (81-120% AMI)
- Above Moderate (<120% AMI)

An overview of housing costs and affordability was provided to the GPAC. The rental market, including average rents was presented. An overall vacancy rate of 4% exists for rental units in the City. In 2012, 880 single-family units sold at a median price of \$630,000. 190 condominiums sold in 2012 at a median price of \$250,000. As of November 2012, 247 units were in various stages of foreclosure.

Ms. Warner provided a summary of who needs affordable housing in Yorba Linda. These include people who work in the city but cannot afford to live here, Special Needs households and children of long-time Yorba Linda residents,

The Regional Housing Needs Assessment (RHNA) allocation process was described to the GPAC. Ms. Warner noted that the RHNA construction needs is a planning target and not a building quota. A total of 669 units comprise the 2013-2021 RHNA. The total units area placed in the following income categories;

- Very Low – 160 units
- Low – 113 units
- Moderate – 126 units
- Above Moderate – 270 units

A summary of the identified multi-family rezone sites was presented to the GPAC. Ms. Warner noted that these sites can be used to accommodate the 2013-2021 RHNA need, provided the sites are still available.

Ms. Stoker provided an overview of the elimination of Redevelopment in Yorba Linda and its effect on existing affordable housing programs. Ms. Stoker discussed future funding options including funding from assets (land. Loan repayments, etc.), creative financing and pending state legislation for permanent funding sources.

Ms. Stoker discuss current housing programs/activities including, Covenant Acquisition Program, National CORE project in SAVI Ranch, encouragement of affordable housing of sites identified in the current Housing Element and Community Development Block Grant (CDBG) funds.

Ms. Stoker provided a summary of next steps in the Housing Element update process with an anticipated review by the GPAC between April and May of 2013. The Housing Element is tentatively anticipated to be adopted by the City Council in September of 2013.

INSERT PUBLIC COMMENTS HERE

Mr. XXXX of the Regional Center of Orange County provided a summary overview of their services. He provide the GPAC with a white paper entitled “Housing for People with Developmental Disabilities in Orange County”.

Ms.XXXXX and her daughter XXXX spoke about the need for housing for persons with disabilities and described the housing needs.

Ms. XXX spoke about pending development proposal for the redevelopment of the hospital site on (Road name)

Mr.

INSERT GPAC COMMENTS HERE

IV. DISCUSSION OF FUTURE GPAC MEETINGS AND AGENDAS

Staff presented a brief overview of upcoming meetings. It was indicated to the GPAC members that a request will be made to amend the existing contract with RBF Consulting to add additional meetings. Once the conducting of additional meetings have been approved by the City, a revised meeting schedule will be presented to the GPAC. The GPAC was informed that a revised draft schedule will be presented to them at the next scheduled meeting..

V. NEXT STEPS

Staff infomed the GPAC that they will be informed of the next meeting in late February to early March. .

ADJOURNMENT

Motion: Committee Member Lyons moved to adjourn the meeting and was seconded by Committee Member Behura. The meeting was adjourned at 8:10pm by unanimous consent.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

March 26, 2013

Chair James Pickel called the meeting to order at 6:32 p.m.

I. APPROVAL OF MINUTES FOR THE MEETING OF AUGUST 14, 2012

Motion: Peggy Huang moved to approve the minutes of the General Plan Advisory Committee meeting of January 29, 2013. Tom Watts seconded the motion, which carried.

ROLL CALL

Chair James Pickel - PRESENT
Committee Member Carin Benner - ABSENT
Committee Member Cheri Hansen - PRESENT
Committee Member Ed Rakochy - PRESENT
Committee Member John Rafter - ABSENT
Committee Member Karalee Watson - PRESENT
Committee Member Kenneth Peterson - PRESENT
Committee Member Lindon Baker - PRESENT
Committee Member Marilyn Adams - ABSENT
Committee Member Mary Carbone - PRESENT
Committee Member Nathaniel Behura - PRESENT
Committee Member Peggy Huang - PRESENT
Committee Member Randie Noell - ABSENT
Committee Member Robert Lyons - PRESENT
Committee Member Ryan Bent - PRESENT
Committee Member Tom Watts - PRESENT
Committee Member William Gorman - PRESENT

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee.

There being no individuals wishing to address the Committee, Chair Pickel closed the Public Comments section of the meeting.

III. REVIEW AND DISCUSSION OF THE EXISTING GENERAL PLAN POLICY PROGRAM

Consultant David Barquist gave an overview of the assignment that staff would like the GPAC to complete prior to the next meeting. The GPAC is being asked to individually review the existing General Plan policy program and provide their comments on the appropriateness of the existing goals and policies. Staff requests that the GPAC send their comments directly to Staff, who will compile the comments. The focus of the next GPAC meetings will be to discuss the existing policy program and the comments provided by the GPAC.

Mr. Barquist gave definitions for goals, objectives and policies. Mr. Barquist described the worksheets that the GPAC is asked to provide their comments on. The worksheets have the existing goals and policies and columns for the Committee Member to mark if the goal or policy is appropriate or not, or warrants further discussion. A notes/comments column is provided. This column contains notes from The Planning Center's previous review of the existing General Plan policy program. Mr. Barquist walked through examples from each General Plan Element.

Committee Member Watts asked about the ability of the GPAC to provide input on technical issues. Mr. Barquist asked that the GPAC request background information from Staff for Elements that they feel they need further information on in order to provide input. He also recommended that the GPAC refer to the current General Plan and EIR.

Committee Member Bent asked if the information provided on the CD includes information about hazards. Mr. Barquist said the CD does not have that information. Technical studies will be prepared in the future. The request of the GPAC is to set the policy vision direction first and then supplement with technical information.

Chair Pickel commented that questions from the Committee are as valuable as providing a comment. Questions will trigger a response from the project team to address the item or expand on the item.

Mr. Barquist commented that the task of the Committee is to identify higher order priorities and provide guidance to the City Council on what is important to the community.

Committee Member Behura asked if there are elements that are mandated to be updated or have legislative requirements and if the requirements for those elements will be provided to the Committee. Mr. Barquist said that Staff will look at the implementation timelines and other legislative requirements. The Committee does not need to look at that detail.

Committee Member Lyons asked why the Committee would need to discuss the Murdock and Shell properties if they are not within the City boundaries. Mr. Barquist responded that the General Plan will articulate policies to guide what the City wants to be in the future.

Committee Member Carbone asked if each Committee Member could add comments to the worksheet about new policies to consider. Mr. Barquist answered yes.

Committee Member Watson asked how the length of the current Yorba Linda General Plan compares to the General Plans of other cities. Committee Member Watson also commented that broader policies give Staff more flexibility in implementation. Mr. Barquist answered that the trend is that General Plans are becoming form simplified. The General Plan is used as the guidance tool while implementation mechanisms such as the Zoning Code are more detailed.

Committee Member Gorman asked if annexing properties from the sphere of influence would be something the Committee would recommend or negotiate in the General Plan. Mr. Barquist replied that the land within the City's sphere of influence is anticipated to eventually be a part of the City. The County of Orange currently has jurisdiction over the land, but the General Plan can articulate the community's thoughts on the future inclusion of that area. The City is currently a "responsible agency" in the environmental review process for Cielo Vista and Esperanza, which means the City has a higher level involvement than normal. Committee Member Watts commented that the General Plan could include a policy to encourage annexation of property, but the General Plan would not lay out the particulars.

Mr. Barquist noted that the Recreation and Resources Element includes the topics of parks and recreation. The draft Parks and Recreation Master Plan will be provided to the Committee for their review during the summer. Committee Member Huang asked if the Committee should be reviewing the Element prior to the Parks and Recreation Master Plan. Mr. Barquist responded that the General Plan Element will set the direction for the Parks and Recreation Master Plan, but due to the timing of the City's CIP preparation and other timelines, the Parks and Recreation Master Plan is being drafted first.

Committee Member Watson asked if the Committees written comments would be compiled and commented that written word can be interpreted differently than a verbal discussion. Committee Member Watson commented that the Committee's work going forward should be collaborative.

Committee Member Lyons asked about Brown Act requirements for these discussions. Chair Pickel responded that all Committee Members should send their comments to Staff and discussions will happen during the next GPAC meeting.

Committee Member Gorman suggested that the compilation of comments should not have the authors names attached to the comments.

Committee Member Lyons asked if the future GPAC meetings need to have a set end time. Mr. Barquist said the end time is not required, but requested that the Committee be respectful of Committee Members of the public who would like to speak during public comments on an item.

Committee Member Behura asked if it was acceptable if comments were shared with the various Commissions that the GPAC Committee Members are a part of. Committee Member Lyons said that the Planning Commission added a GPAC Progress item to their meeting agenda. This is the time for the GPAC Committee Member to share progress and get feedback.

Committee Member Bent asked if the Housing Element discussion could be moved to April 29th. Mr. Barquist responded that the Housing Element consultant is available on May 20th and that is why the discussion is scheduled for that meeting.

Committee Member Hansen asked if those Committee Members who could review and comment on all of the Elements should and those who cannot finish all of them prior to the April meeting should send their comments in parts to Staff.

Chair Pickel commented he thinks art in public places should be included in the General Plan.

Committee Member Lyons asked if the Recreation Element includes cultural arts. Chair Pickel said it does, but it does not include art in public places.

Chair Pickle opened the item up for public comments.

Mel Wagstaff asked if the schedule of future GPAC meetings was available. Chair Pickel responded that the dates had not been finalized, but when the meeting dates are finalized, staff would place the dates on the City's website.

IV. SCHEDULING OF THE FUTURE GPAC MEETINGS AND AGENDAS

Chair Pickel polled the GPAC about the scheduling of future meeting dates. The majority of the GPAC agreed that the next meeting should be held in April.

Chair Pickel asked when Staff will need the individual GPAC Committee Members' worksheets on the existing General Plan policy program by. Mr. Barquist responded with April 22, 2013.

Mr. Barquist requested that the GPAC Committee Members individually email Staff with what meeting dates do not work with their schedules by April 11, 2013.

The GPAC decided to hold the next meeting on April 30, 2013.

V. NEXT STEPS

Mr. Barquist reminded the Committee to send comments to staff by April 22nd. Staff will compile the comments as part of agenda packet for the next meeting.

Motion: Committee Member Bent moved to remove the meeting end time from the agenda for future meetings as was seconded by Committee Member Lyons. During discussion, Committee Member Behura asked that the Committee set a specific ending time for a longer meeting and not leave it open. Committee Member Watson suggested that no new matters be presented after a certain time. Committee Member Rakochy suggested having an end time for each meeting, but allowing the Committee to vote to extend that time if needed during the meeting.

Committee Member Bent amended his motion to schedule the meeting on April 30th with an end time of 9:00 pm. Committee Member Rakochy seconded the motion, which carried, with three opposed.

ADJOURNMENT

Motion: Committee Member Behura moved to adjourn the meeting as was seconded by Chair Pickel. The meeting was adjourned at 8:02 pm by unanimous consent.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

**April 30, 2013
6:30 – 9:00PM
YORBA LINDA COMMUNITY CENTER**

Chair James Pickel called the meeting to order at 6:36 p.m.

ROLL CALL

Chair James Pickel - PRESENT
Committee Member Carin Benner - ABSENT
Committee Member Cheri Hansen - PRESENT
Committee Member Ed Rakochy - PRESENT
Committee Member John Rafter - ABSENT
Committee Member Karalee Watson - PRESENT
Committee Member Kenneth Peterson - PRESENT
Committee Member Lindon Baker - PRESENT
Committee Member Marilyn Adams - PRESENT
Committee Member Mary Carbone - PRESENT
Committee Member Nathaniel Behura - PRESENT
Committee Member Peggy Huang - PRESENT
Committee Member Randie Noell - ABSENT
Committee Member Robert Lyons - PRESENT
Committee Member Ryan Bent - PRESENT
Committee Member Tom Watts - PRESENT
Committee Member William Gorman - PRESENT

I. APPROVAL OF MINUTES FROM MARCH 26, 2013 MEETING

Motion: Committee Member Gorman moved to approve the minutes of the General Plan Advisory Committee meeting of March 26, 2013. Committee Member Carbone seconded the motion, which carried.

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee.

There being no individuals wishing to address the Committee, Chair Pickel closed the Public Comments section of the meeting.

III. DISCUSSION OF GPAC'S REVIEW OF EXISTING GENERAL PLAN POLICY PROGRAM

Committee Member Adams noted that members who were having difficulty with the disk of information may need to copy the files on their local hard drive and save changes there, not on the disk itself.

Committee Member Behura noted that the Traffic Commission had the General Plan update as an item on their meeting agenda last week and it will take some time to get comments back from that commission.

Mr. Barquist commented that the next GPAC meeting will be related to the Housing Element. He asked that the GPAC finalize their comments on the remaining Elements and provide them to staff.

Each Committee member was provided with a hard copy matrix with each of current the Land Use goals and policies on the left and the comments received from Committee members on the right. The Committee discussed each goal and policy for appropriateness and necessary changes. Refer to Attachment A for discussion notes.

Motion: Committee Member Bent moved to end the Committee discussion for the night at Policy 3.7. The motion was passed unanimously.

IV. SCHEDULING OF FUTURE GPAC MEETINGS

The following upcoming meeting dates were provided on screen:

- May 20th
- June 17th
- July 23rd
- August 26th
- September 10th

The Committee discussed the proposed schedule and length of the meetings. Chair Pickel suggested additional meetings could be held on Saturday mornings. Committee Member Behura suggested meetings be held on Friday evenings. Committee Member Watson suggested the meetings be longer and held on Saturday mornings. Committee Member Bent said he is open to more meetings, but likes the current format and that Committee Members can provide comments on the existing goals and policies in writing even if they are not able to attend the meetings. Committee Member Adams agreed and stated that she is open to additional meetings as long as quorum can be met. Committee Member Watts asked if the Committee meetings could extend beyond September 10th. Senior Planner Rehmer said the meetings beyond September 10th would be calendared at a later date.

Committee Member Lyons asked that the collective Committee comments on the matrix be emailed back to the Committee prior to the meetings. Mr. Barquist stated that this could happen, if comments were provided from the Committee members sooner. He asked that the Chair provide a deadline for the remaining comments to be sent to Staff.

Chair Pickel asked if the next round of comments would include changes to the Land Use goals and policies based on comments tonight. Mr. Barquist responded that the changes to the goals and policies would not happen until after the entire Element was discussed.

Committee Member Behura asked for the reason why the Housing Element would be discussed on May 20th instead of continuing with the Land Use Element. Community Development Director Harris responded the Housing Element is on a faster timeline and needs to be reviewed by the Committee earlier so that it can be adopted by the deadline in October. He noted that there may be time at the May 20th meeting for the Committee to continue to discuss the Land Use Element.

Motion: Committee Member Bent moved to keep the meeting dates as presented and set the end time for those meetings at 9:00 pm. Committee Member Behura seconded the motion, which carried.

Chair Pickel asked Staff by what date the remaining comments should be sent. Mr. Barquist responded that the sooner the better. Chair Pickel set June 3rd as the date for all Committee comments on the remaining Elements to be sent to Staff.

V. NEXT STEPS

No additional discussion occurred.

ADJOURNMENT

Motion: Committee Member Behura moved to adjourn the meeting as was seconded by Committee Member Bent. The meeting was adjourned at 9:13 pm by unanimous consent.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT May 20, 2013 6:30 – 9:00PM YORBA LINDA COMMUNITY CENTER

Chair James Pickel called the meeting to order at 6:35 p.m.

ROLL CALL

Chair James Pickel PRESENT
Committee Member Carin Benner ABSENT
Committee Member Cheri Hansen ABSENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter ABSENT
Committee Member Karalee Watson PRESENT
Committee Member Kenneth Peterson ABSENT
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura ABSENT
Committee Member Peggy Huang ABSENT
Committee Member Randie Noell ABSENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member Tom Watts ABSENT
Committee Member William Gorman ABSENT

I. APPROVAL OF MINUTES FROM APRIL 30, 2013 MEETING

Motion: Committee Member _____ moved to approve the minutes of the General Plan Advisory Committee meeting of April 30, 2013. Committee Member _____ seconded the motion, which carried.

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee for items not on the Agenda.

There being no individuals wishing to address the Committee, Chair Pickel closed the Public Comments section of the meeting.

III. REVIEW AND DISCUSSION OF DRAFT 2014-2021 HOUSING ELEMENT AND RECCOMENDATION TO PLANNING COMMISSION

Staff introduced Ms. Karen Warner, the city's Housing Element consultant who presented a brief powerpoint presentation

Ms. Warner provided an overview of the existing 2008-2014 Housing Element including prior actions by the City Council in the review and adoption of the current element. Ms. Warner describe key highlights of the existing policy program, including;

- Assistance in development of Villa Plumosa
- Habitat for Humanity construction of three ownership units
- Transfer of 26 RDA-owned units to non-profit purchaser
- Affordable Housing Agreement with OHDC to purchase foreclosure condos
- Adoption of changes to multi-family zoning
- Adoption of multi-family Design Guidelines
- Rezoning of 14 sites identified in the current Housing Element
- Entitlement processing for 69 affordable rental units on rezoned sites in Savi Ranch
- Provision of Housing Rehabilitation Grants (53 lower income
- Mortgage assistance to six moderate-income first-time homebuyers
- Adoption of Zoning for Special Needs Housing
- Adoption of Density Bonus, waivers and incentives for affordable housing consistent with state law

Ms. Warner provided an overview of the timing for the 5th Housing Element cycle, due on October 15, 2013 and described the positive aspects of meeting the deadline including the benefits of HCD compliance.

Ms. Warner provided a summary of the residents in Yorba Linda who need affordable housing. These include local workers (teachers, nurses, etc.), special needs households (seniors, disabled persons, etc.), children of long-time residents of Yorba Linda,

A summary of the Regional Housing Needs Assessment (RHNA) process was provided to the Committee inclusive of the methodology and the unit distribution by state-defined income category. These include;

- Very Low (160 units)

- Low (113 units)
- Moderate (126 units)
- Above Moderate (270 units)

A total RHNA allocation for the 2014-2021 planning period is 669 units. Ms. Warner explained that the City is not required to build these units, but provide the policy mechanisms for the private market to develop these units if they choose to do so.

Ms. Warner provided the Committee with an overview of the Housing Element rezone sites indicated in the current housing element policy program and explained to the Committee that these sites have be rezoned and, if they are not currently entitled with project applications, the sites can be utilized to meet the needs for the 2014-2021 planning period.

Ms. Pam Stoker provided an overview of the elimination of Redevelopment in the City of Yorba Linda. Ms. Stoker described the challenge of losing the primary source of funding for affordable housing in the City and its effect on future programs and policy implementation. Ms. Stoker described potential future funding options, including a new Housing Asset Fund, asset proceeds use (land, loan repayments, etc.) and potential state legislative actions.

Ms. Warner provided the Committee with an overview of the City's new 2014-2021 Housing Element Policy program. A summary of the organization of policies was provided and broad overview of each goal and related policy and program was provided.

Committee Member Bent ask for clarification that the draft's sites inventory was identical to the existing policy in the current housing element and the programs and analysis was essentially and redrafting of existing policy and not a full re-write of the document.

Chair Pickel asked the public for their comments

Ms. Stephens addressed the Committee asking the strawberry fields as a potential library site will affect the housing sites needs of the Housing Element.

Ms. Stephens asked about the impact of Cielo Vista and Esperanza Hills developments. Mr. Harris explained that the proposed projects are in the County's jurisdiction and will be approved by the County. If and when annexation occurs, an annexation agreement will be developed to address many of the public service issues inherent in the annexation process. Mr. Harris explained it is very early in the annexation discussion and it will take much time before these issues are fully addressed. Mr. Harris explained that the City has a keen interest in the process and will ensure the City's interest are fully vetted in the process

Ms. Stephens had a question on on Goal Five related to about board and care facilities and if they can count. Ms. Warner explained that they don't count as part of the new construction objectives and are separate from the construction needs.

Ms. Walker(sp). Addressed concern over discussing future policy consider adjacent jurisdictions as it relates to the location of affordable housing. Ms. Walker also voiced

concern about the distribution of affordable housing throughout the community and not just in the west side of the community.

Ms. Spendenberg(sp) expressed concerns at prospect and Yorba Linda Boulevard projects at 4 story building heights take into consideration of existing single-family one story. She asked if this was taken into consideration. Mr. Rehmer explained that the design issues are considered during the design review process and will address adjacency issue among others.

Mr. Pickel asked the Committee for further comments.

Commissioner Lyons thanked staff for a easily readable document for their review

Commissioner Baker expressed concerned related to water infrastructure life expectancy based on the current age of existing facilities.

Ms. Stoker shared questions related to the Housing Element were permitted by Commissioner Behura and will be addressed in the response to the Planning Commission. Ms. Stoker explained the Planning Commission will be hearing the

Marilyn Adams (check name) asked when qualifying for affordable housing, what is a “long time” residents. Ms. Stoker explained that that is not a qualifying factor, but private sector may choose to provide some level of priority at their discretion, but is not

Commissioner Rakochy asked if this be required for a Measure B vote? He also asked if he could submit additional comments prior to Planning Commission hearing. Staff indicated that he submit additional comments at his discretion and they will be forwarded to the Planning Commission. Ms. Stoker indicated the

Committee Member Bent asked about how residents are qualified if there is more demand than available units. Ms. Stoker explained that priority is based on first-come first serve based on loan qualification. Ms. Warner also indicated that funding sources may influence priority.

Mr. Pickel asked about Habitat for Humanity and similar sweat equity programs that involve owner participation that are available in the county.

IV. GPAC MEETING FORECAST

The following upcoming meeting dates were provided on screen:

- June 17th
- July 23rd
- August 26th
- September 10th

Mr. Barquist requested all committee member provide final comments to the policy program by June 3, 2013.

V. NEXT STEPS

No additional discussion occurred.

ADJOURNMENT

Motion: Committee Member _____ moved to adjourn the meeting as was seconded by Committee Member _____. The meeting was adjourned at 8:15 pm by unanimous consent.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
June 17, 2013
6:30 – 9:00PM
YORBA LINDA COMMUNITY CENTER

Vice Chair Tom Watts called the meeting to order at 6:31 p.m.

ROLL CALL

Chair James Pickel ABSENT
Committee Member Carin Benner ABSENT
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter ABSENT
Committee Member Karalee Watson ABSENT
Committee Member Kenneth Peterson ABSENT
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura ABSENT
Committee Member Peggy Huang ABSENT
Committee Member Randie Noell ABSENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member Tom Watts PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM MAY 20, 2013 MEETING

Committee Member Adams requested the following corrections to the May 20, 2013 minutes:

- On the roll call, Committee Member Adams should be noted as absent
- On page 4, the comment was not made by Committee Member Adams

Committee Member Lyons requested that the Committee omit the blank spaces for Committee Member names under adjournment as the Chair can adjourn the meeting without a motion.

Motion: Committee Member Lyons moved to approve the minutes of the General Plan Advisory Committee meeting of May 20, 2013 as corrected. Committee Member

Adams seconded the motion, which carried. Committee Members Watts, Hansen, and Gorman abstained.

II. PUBLIC COMMENTS

Interested parties were invited to address the Committee for items not on the Agenda.

There being no individuals wishing to address the Committee, Vice Chair Watts closed the Public Comments section of the meeting.

III. GPAC REVIEW AND DISCUSSION OF GENERAL PLAN LAND USE ELEMENT POLICY PROGRAM

Vice Chair Watts reported out on a conference call he had with Chair Pickel and City staff to discuss how best to proceed with the Committee's review and discussion of the existing General Plan goals and policies. Tonight the Committee will try to follow a modified process where Staff has taken the comments received from the individual Committee Members prior to the meeting and edited the existing goals and policies to reflect the comments. The Committee will review the edited policies proposed by staff and provide input.

Committee Member Adams asked if the document to review was the one emailed by Staff to the Committee on June 15th and what the status of the previously reviewed goals/policies is. Mr. Barquist responded that the previously reviewed goals and policies will be brought back at a later date for the Committee to review in their edited format. The email on June 15th had the information to review for Goal 4 and forward.

Vice Chair Watts commented that he would like to see the forthcoming review documents include both the staff recommendations and the Committee comments within one spot for easy reference.

Committee Member Hansen said that many of her initial comments on the goals/policies were clarification questions and that in some cases she preferred the original policies over the revised policies proposed by Staff. She asked for clarification on what is meant by "higher order policy statement." Mr. Barquist responded that the note is meant refer to creating a more general, not specific policy that is overarching or more global in context. Committee Member Hansen asked for the purpose of creating more generalized policies. Mr. Barquist responded that having more general policies allows the policies to remain applicable/relevant even if conditions (such as fiscal conditions) change over time.

Refer to Attachment A for Committee discussion on the individual goals and polices.

IV. GPAC MEETING FORECAST

The following upcoming meeting dates and tentative discussion topics were provided on screen:

- July 23rd – Land Use Element, Circulation Element, Growth Management Element
- August 26th – Parks and Recreation Master Plan
- September 10th- Recreation and Resource Element, Noise Element, Public Safety Element

V. NEXT STEPS

No additional discussion occurred.

ADJOURNMENT

Vice Chair Watts adjourned the meeting at 9:00 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
July 23, 2013
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Committee Member Lyons called the meeting to order at 6:35 p.m.

ROLL CALL

Chair James Pickel PRESENT
Committee Member Carin Benner ABSENT
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter ABSENT
Committee Member Karalee Watson PRESENT
Committee Member Kenneth Peterson ABSENT
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell ABSENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent ABSENT
Committee Member Tom Watts ABSENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM JUNE 13, 2013 MEETING

Motion: Committee Member Hansen moved to approve the minutes of the June 13, 2013 meet as presented. Committee Member Carbone seconded the motion, which carried. Committee Members Watson and Huang abstained.

II. PUBLIC COMMENTS

None.

III. GPAC REVIEW AND DISCUSSION OF GENERAL PLAN LAND USE ELEMENT POLICY PROGRAM

The Committee continued its discussion of the General Plan Land Use Element policy program. Refer to Attachment “A” (Yorba Linda General Plan Policy Review Matrix – July 23, 2013) for Committee discussion on the individual goals and polices.

Committee Member Behura motioned to extend the meeting end time to 9:00 pm. Committee Member Hansen seconded the motion, which carried.

The Committee ended its discussion at the end of the policies for Goal 10. The Committee will discuss the remaining recommended additions to goals/policies for the Land Use Element at end of the August or September meeting.

IV. GPAC MEETING FORECAST

The following upcoming meeting dates and tentative discussion topics were provided on screen:

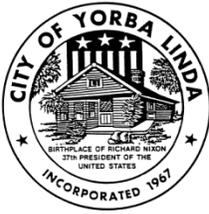
- August 26th – Parks and Recreation Master Plan
- September 10th- Circulation and Growth Management Elements
- October TBD- Recreation and Resources, Noise and Public Safety Elements.

V. NEXT STEPS

No additional discussion occurred.

ADJOURNMENT

Chair Pickel adjourned the meeting at 9:08 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
August 27, 2013
6:30 – 9:00 PM
YORBA LINDA COMMUNITY CENTER

Chair Pickel called the meeting to order at 6:33 pm.

ROLL CALL

Chair James Pickel PRESENT
Committee Member Carin Benner ABSENT
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter ABSENT
Committee Member Karalee Watson PRESENT
Committee Member Kenneth Peterson ABSENT
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams ABSENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura ABSENT
Committee Member Peggy Huang ABSENT
Committee Member Randie Noell ABSENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member Tom Watts PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM JULY 23, 2013 MEETING

Motion: Committee Member Lyons moved to approve the minutes of the July 23, 2013 meet as presented. Committee Member Carbone seconded the motion, which carried. Committee Member Watts abstained.

II. PUBLIC COMMENTS

None.

III. GPAC REVIEW AND DISCUSSION OF PARKS AND RECREATION MASTER PLAN

Mr. Barquist introduced Mr. Ron Hagan, who is part of the consultant team and primary author of the Draft Parks and Recreation Master Plan.

Mr. Hagan provided a presentation on the Parks and Recreation Master Plan, including the following:

- Parks and Recreation Master Plan process
- Equestrian Needs Assessment
- Parks and Recreation Needs Assessment
- Parks and Facilities Inventory
- Administrative Draft Contents
- Maintenance Standards
- Parks and Recreation Commission Errata to the Administrative Draft Parks and Recreation Master Plan

General Comments from the Committee

Committee Member Hansen commended the project team on the level of detail in the Master Plan, including the focus on maintenance.

Committee Member Watts commented that the document is very detailed and focused. He would like to see a clear prioritization of needs, identifying where funds should be spent first and ordering items based on importance/priority.

Committee Member Gorman requested that the opportunity for public comment be given prior to comments from the Committee.

Committee Member Lyons suggested the Committee discuss Chapter 6 of the Master Plan, followed by public comments, followed by review of the other chapters of the Master Plan.

Chair Pickel agreed and asked the Committee to provide comments on Chapter 6 first.

Comments on Chapter 6

Refer to Attachment "A".

Public Comments

Ms. Dee Dee Friedrich provided some history on the equestrian groups and facilities in Yorba Linda in response to Committee Members Watson and Gorman's questions. An equestrian fund was developed using money from a developer. The fund has grown over the years with interest. There are no longer public stables in Yorba Linda. There are two private stables. A study was done to look at the Lakebed site, but it was found to be infeasible. The City continues to look for other sites. The two small horse rings mentioned by Committee Member Gorman are too small to ride in. They are used to some degree, but not by a large portion of the equestrian community. The current issues between the various equestrian groups are related to scheduling at Paxton. The other issues have been resolved over the past couple of years. Ms. Friedrich would like

to see safe connections for horses spanning from east to west Yorba Linda. She noted that potential users of an equestrian center would include high school students, the Sherriff's Department, and therapeutic riding.

Committee Member Bent asked Ms. Friedrich what the minimum size for an arena and parking would be. Ms. Friedrich responded that seven acres would be the minimum.

Committee Member Bent asked if there was information from the Sherriff's Department on housing horses. Ms. Friedrich responded that they are responsible for their own horses right now. Committee Member Carbone responded that the Sherriff uses a facility in Norco currently.

Committee Member Watson asked if Ms. Friedrich anticipates the City would subsidize an equestrian center or if the center would be self-sustaining. Ms. Friedrich responded that there was a stable owner who expressed interested that would be self-sustaining but would be looking for the City to provide the land.

Committee Member Gorman asked if the Casino Ridge facility is used by equestrians. Ms. Friedrich said it is used for access to Chino Hills State Park, but it is small and steep.

Mr. Jerry Nichols, member of the Royal Riders Pony Club and the Special Equestrian Committee, said the equestrian community in Yorba Linda is being built back up and the Paxton arena has gotten busier. His group has grown as much as it can given current space. A grant program such as a free lease for 5 to 10 years would allow a new equestrian center to be started. He said access to the trails system is important and the current Paxton arena cannot be accessed from the trails. He would like the equestrian lifestyle allowed by existing development to be considered when new development occurs. Mr. Nichols also said that ball fields and places for youth to play are important.

Mr. Eric Anderson, member of the Royal Riders Pony Club, said that a boarding facility is important. Currently Yorba Linda residents board their horses outside of the city. A boarding facility would be an economic opportunity for Yorba Linda. He also said the trail network is important to other users besides equestrians.

Comments on Chapters 1-5 and 7

Refer to Attachment "A".

Committee Member Hansen motioned to extend the meeting time to 9:00 pm.

Committee Member Bent seconded the motion. The motion passed with six in favor and four opposed.

IV. FUTURE GPAC MEETING FORECAST

Mr. Rehmer asked that the GPAC respond to his email regarding availability for upcoming meeting dates through January 2014 so that the dates can be set prior to the next GPAC meeting September 10th.

The following upcoming meeting date and tentative discussion topics were provided:

- September 10th- Continuation of Land Use Element, Circulation Element

V. NEXT STEPS

No additional discussion occurred.

ADJOURNMENT

Chair Pickel adjourned the meeting at 8:47 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
September 10, 2013
6:30 – 8:30PM
YORBA LINDA COMMUNITY CENTER

Chair Pickel called the meeting to order at 6:32 pm.

ROLL CALL

Chair James Pickel PRESENT
Committee Member Carin Benner ABSENT
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter ABSENT
Committee Member Karalee Watson PRESENT
Committee Member Kenneth Peterson ABSENT
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams ABSENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell PRESENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member Tom Watts PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM AUGUST 26, 2013 MEETING

Committee Member Gorman requested that the following changes be made to the minutes:

- Change meeting date on front page to August 26, 2013
- Change Committee Comments on Parks and Recreation Master Plan Page 209 (Attachment A Page 1) to “The feasible location of a dog park may be different from where people would like a dog park to be (Gorman)”
- Change Committee Comments on Parks and Recreation Master Plan Page 219 (Attachment A Page 2) to “Change to reviewing joint use agreements every 2 years. Meet with partners every two years (Gorman)”

Motion: Committee Member Hansen moved to approve the minutes of the August 26, 2013 meeting as amended. Committee Member Lyons seconded the motion, which carried. Committee Member Huang abstained.

II. PUBLIC COMMENTS

None.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM- LAND USE

Refer to Attachment “A”.

IV. INTRODUCTION OF RE-DESIGNATE/RE-ZONE REQUEST OF PROPERTIES SUBMITTED BY PRIVATE PARTIES FOR GPAC CONSIDERATION

Mr. Rehmer provided the Committee with letters of request from property owners to consider re-designating/re-zoning of six parcels along with maps of each site. He asked that the Committee read the information prior to discussions about land use that will be put on a future meeting agenda.

Committee Member Lyons requested that the City Attorney be consulted regarding participation by him and Committee Member Watson in the GPAC discussions about these parcels.

IV. FUTURE GPAC MEETING FORECAST

The following scheduled GPAC meeting dates were provided on the PowerPoint:

- Tuesday, October 29th, 2013
- Tuesday, November 26th, 2013
- Tuesday, December 10th, 2013
- Wednesday, January 22nd, 2013

V. NEXT STEPS

No additional discussion occurred.

ADJOURNMENT

Chair Pickel adjourned the meeting at 8:27 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
Tuesday October 29, 2013
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Chair Pickel called the meeting to order at 6:35 pm.

ROLL CALL

Chair James Pickel PRESENT
Committee Member Carin Benner ABSENT
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter ABSENT
Committee Member Karalee Watson ABSENT
Committee Member Kenneth Peterson ABSENT
Committee Member Lindon Baker ABSENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone ABSENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang ABSENT
Committee Member Randie Noell ABSENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member Tom Watts PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM SEPTEMBER 10, 2013 MEETING

Motion: Chair Pickel moved to approve the minutes of the September 10, 2013 meeting as amended. Committee Member Adams seconded the motion, which carried.

II. PUBLIC COMMENTS

None.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – GROWTH MANAGEMENT, NOISE, PUBLIC SAFETY

Resolve goal/policy numbering.

Refer to Attachment “A”.

IV. FUTURE GPAC MEETING FORECAST

- Tuesday, November 26th, 2013
- Tuesday, December 10th, 2013
- Wednesday, January 22nd, 2013

Chair Pickel assumes attendance at next meeting, yet has notified the committee of his resignation from his position due to his change in residency status.

V. NEXT STEPS

Follow up items should be address at next meeting.

ADJOURNMENT

Chair Pickel adjourned the meeting at 8:42 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
Tuesday November 26, 2013
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Chair Pickel called the meeting to order at 6:33 pm.

ROLL CALL

Chair James Pickel PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member John Rafter
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member Tom Watts
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM OCTOBER 29, 2013 MEETING

Motion: Chair Pickel moved to approve the minutes of the October 29, 2013 meeting as amended. Committee Member Lyons seconded the motion, which carried.

II. PUBLIC COMMENTS

None.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – GROWTH MANAGEMENT, NOISE, PUBLIC SAFETY

Resolve goal/policy numbering.

Refer to Attachment “A”.

IV. FUTURE GPAC MEETING FORECAST

- Tuesday, November 26th, 2013
- Tuesday, December 10th, 2013
- Wednesday, January 22nd, 2013

Chair Pickel assumes attendance at next meeting will be his final meeting. Chair Pickel notified the committee of his resignation from his position due to his change in residency status.

V. NEXT STEPS

Follow up items should be address at next meeting.

ADJOURNMENT

Chair Pickel adjourned the meeting at 8:38 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
Tuesday December 10, 2013
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Chair Pickel called the meeting to order at 6:30 pm.

ROLL CALL

Chair James Pickel PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member John Rafter
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent
Committee Member Tom Watts PRESENT
Committee Member William Gorman

I. APPROVAL OF MINUTES FROM NOVEMBER 26, 2013 MEETING

Motion: Chair Pickel moved to approve the minutes of the October 29, 2013 meeting as amended. Committee Member XXXXX seconded the motion, which carried.

II. PUBLIC COMMENTS

None.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – PUBLIC SAFETY

Refer to Attachment “A”.

IV. FUTURE GPAC MEETING FORECAST

- Wednesday, January 22nd, 2013

V. NEXT STEPS

Follow up items should be addressed at next meeting.

ADJOURNMENT

Chair Pickel adjourned the meeting at 8:41 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
Wednesday, January 22, 2014
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Chair Watts called the meeting to order at 6:31 pm.

ROLL CALL

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member John Rafter
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura
Committee Member Peggy Huang
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent
Committee Member William Gorman

I. APPROVAL OF MINUTES FROM NOVEMBER 26, 2013 MEETING

Motion: Committee Member Hansen moved to approve the minutes of the December 10, 2013 meeting. Committee Member Lyons seconded the motion, which carried.

II. PUBLIC COMMENTS

None.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – PUBLIC SAFETY

Refer to Attachment “A”.

IV. FUTURE GPAC MEETING FORECAST

- Tuesday, February 25, 2014

V. NEXT STEPS

Follow up items should be addressed at next meeting.

ADJOURNMENT

Chair Watts adjourned the meeting at 7:49 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT Tuesday, February 25, 2014 6:30 – 8:30 PM YORBA LINDA COMMUNITY CENTER

Vice Chair Bent called the meeting to order at 6:35 pm.

ROLL CALL

Chair Tom Watts
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member Doug Knarr PRESENT
Committee Member John Rafter
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM JANUARY 22, 2014 MEETING

Motion: Committee Member Lyons moved to approve the minutes of the January 22, 2014 meeting. Committee Member Adams seconded the motion, which carried.

II. PUBLIC COMMENTS

None.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – NOISE

Refer to Attachment “A” and Attachment “B”

IV. FUTURE GPAC MEETING FORECAST

- Tuesday, March 25, 2014
- Tuesday, April 22, 2014
- Tuesday, May 13, 2014
- Tuesday, June 10, 2014

V. NEXT STEPS

Refer to Attachment “C”

ADJOURNMENT

Vice Chair Bent adjourned the meeting at 8:14 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
Tuesday, March 25, 2014
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Chair Watts called the meeting to order at 8:03 pm.

ROLL CALL

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM FEBRUARY 25, 2014 MEETING

Motion: Committee Member Hansen moved to approve the minutes of the February 25, 2014 meeting. Committee Member Lyons seconded the motion, which carried.

II. PUBLIC COMMENTS

Refer to Attachment "B"

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – RECREATION & RESOURCES ELEMENT

Refer to Attachment “A”

IV. FUTURE GPAC MEETING FORECAST

- Tuesday, April 22, 2014
- Tuesday, May 13, 2014
- Tuesday, June 10, 2014

V. NEXT STEPS

Committee to review and provide comments, if any, to City Staff on the remaining Recreation & Resources Goals and Policies. The Committee will continue discussion at next meeting and then as time permits discuss requested Land Use changes.

ADJOURNMENT

Chair Watts adjourned the meeting at 8:33 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
Tuesday, April 21, 2014
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Chair Watts called the meeting to order at 6:30 pm.

ROLL CALL

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM MARCH 25, 2014 MEETING

Motion: Committee Member Hansen moved to approve the minutes of the March 25, 2014 meeting. Committee Member Lyons seconded the motion, which carried.

II. PUBLIC COMMENTS

No comments.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – RECREATION & RESOURCES ELEMENT

Refer to Attachment “A”

IV. FUTURE GPAC MEETING FORECAST

- Tuesday, May 13, 2014
- Tuesday, June 10, 2014

V. NEXT STEPS

The Committee will continue discussion at next meeting and then as time permits discuss requested Land Use changes.

ADJOURNMENT

Chair Watts adjourned the meeting at 8:31 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT Tuesday, May 13, 2014 6:30 – 8:30 PM YORBA LINDA COMMUNITY CENTER

Chair Watts called the meeting to order at 6:30 pm.

ROLL CALL

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM APRIL 22, 2014 MEETING

Motion: Committee Member Hansen moved to approve the minutes of the April 22, 2014 meeting. Committee Member Knarr seconded the motion, which carried. Carbone abstained.

II. PUBLIC COMMENTS

No comments. Hale is a Boy Scout and expressed that he is attending the meeting as part of earning his next badge.

III. GPAC CONTINUED REVIEW AND DISCUSSION OF GENERAL PLAN POLICY PROGRAM – RECREATION & RESOURCES ELEMENT

Refer to Attachment “A”

IV. FUTURE GPAC MEETING FORECAST

- Tuesday, June 10, 2014

V. NEXT STEPS

- Discussion of Legal Aspect of Land Use
 - Measure H & I
 - Housing Element Sites
- Issues Identification/Updates
- Review and discussion of potential rezone sites

ADJOURNMENT

Chair Watts adjourned the meeting at 8:26 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES

DRAFT
Tuesday, June 10, 2014
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER

Chair Watts called the meeting to order at 6:35 pm.

ROLL CALL

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM MAY 13, 2014 MEETING

Motion: Committee Member Lyons moved to approve the minutes of the May 13, 2014 meeting. Committee Member Gorman seconded the motion.

II. PUBLIC COMMENTS

No public comments. Committee Member Lyons suggested creating a formal process for the public to provide comments before and/or during the GPAC meeting. Committee Chairperson Watts suggested that public comments be allowed for each item on the agenda and a time limit established for each comment.

III. MEASURE “H” AND MEASURE “I” – CITY ATTORNEY PRESENTATION

Assistant City Attorney, Bill Ihrke, of Rutan & Tucker provided a presentation of Measures B, H, and I. Mr. Ihrke provided the following summary points:

- Complete text of Measure B can be found in the City’s Municipal Code (Chapter 18.01), which includes a list of the types of documents/modification to documents that trigger a possible Measure B vote.
- Chapter 18.01.A of the Municipal Code sets forth the implementing provision enacted by City Council on Measure B.
- The applicant is required to make a deposit to the City to cover all election costs if their application requires a Measure B vote.
- The California Department of Housing and Community Development (HCD) conditionally approved the 2008-2014 Housing Element pending a Measure B vote.
- Measure H and I allowed the City to meet the 2008-2014 Regional Housing Needs Assessment (RHNA).
- The housing sites identified in Measure H and I to meet the 2008-2014 RHNA can only be changed by another vote by the citizens of Yorba Linda. The vote can be initiated by petition or by the City Council.

Committee Member Behura asked what would happen if the City does not meet the RHNA numbers.

Mr. Ihrke replied that State grant funding programs require a certified Housing Element. He also stated that the City may expose itself to potential litigation since a Housing Element that is not certified would make the City’s General Plan non-compliant to State law. Mr. Ihrke stated that a court can put penalties on a City including a moratorium on building permits.

Committee Chairperson Watts asked in which cities have courts carried out penalties because the jurisdiction did not have a certified Housing Element.

Mr. Ihrke replied that the cities of Napa, Seal Beach, Patterson, and Mission Viejo have all been handed out court decisions because of Housing Elements that were not certified.

Committee Member Huang asked whether there is a moratorium related to Measure H and I, and does it cause non-compliance with Housing Element law.

Mr. Ihrke replied that a moratorium was considered but was not carried forward. He further stated that a moratorium does not reduce the density of the site identified in Measure H and I; and a moratorium may subject the City to potential litigation.

Committee Member Huang asked for clarification on what it means when a City does not have deficiencies for the new Housing Element cycle and whether this means that the City can decrease the minimum density of the previously identified sites. Committee Member Huang also asked if the City should keep Measure H and I the same in order to discourage potential litigation.

Mr. Ihrke replied that since the City has a certified Housing Element, the law is on its side. However, HCD can revoke the certification of the Housing Element if the City decides to change the sites identified to meet the RHNA.

Committee Member Huang asked whether there have been cities that had to make up deficiencies in meeting their RHNA.

Mr. Ihrke stated that there are multiple cities that had to make up deficiencies.

Committee Member Baker asked whether the City can establish a sliding scale for density: 30 for very low-income units, 20 for low-income units, 15 for moderate-income units, and previous density for market rate housing. He further asked whether the City can establish inclusionary housing at certain percentages in order to guarantee that affordable housing is constructed on the identified sites.

Mr. Ihrke stated that HCD likes certainty as it relates to minimum densities to meet the lower income RHNA. He states that the identified sites should meet the statutory requirements for default density to meet lower income RHNA.

Committee Member Adams asked whether the City would be penalized if the number of housing units in the City's RHNA was not built by the end of the cycle. He stated that the law does not seem to have any teeth to ensure that lower income housing is actually built.

Mr. Ihrke stated that the State cannot mandate the City to build the housing units because of possible due process and takings issues. : Constitutional powers of the City and the state; State cannot mandate building because of possible due process and takings issues.

Committee Chairperson Watts read the following questions from the audience and stated that some of the questions have already been answered during previous questions:

- Does changing a parcel to higher density, zoned residential, but less than 10 dwelling units per acre, require a Measure B vote?
- Was the lowering of the current RHNA cycle a result of Measure H and I passing? Does the deficiency carry over to the next cycle?
- Is the City still subject to the RHNA even if it is built out?
- Can the City use higher density developments and sites to balance out other sites that did not develop at minimum densities?

Committee Member Bent asked if a site that was identified in the previous Housing Element and not developed can be carried over to the next cycle. He also asked whether the City can own a site that can be used to meet the RHNA and not have any desire to develop anything on it.

Mr. Ihrke stated that previously identified sites that are not developed can be carried over to the next cycle, but the identification of additional sites will depend on the next RHNA numbers for the City. The numbers are known for at least two years before the Housing Element is due.

Committee Member Knarr asked how variable can the RHNA numbers be for each cycle and what factors drive the determination of the RHNA. He asked why the allocations for the City were adjusted for the 5th cycle.

Mr. Ihrke stated that the Southern California Association of Governments is required to develop a methodology to determine the RHNA for each jurisdiction within the region. The 2014-2021 RHNA Methodology can be found on SCAG's website.

Committee Member Carbone asked whether the City can reduce the density of the identified sites in Measures H and I, since there is a surplus of sites.

Mr. Ihrke stated that the housing sites identified in Measures H and I can only be changed by a vote of the people.

Committee Member Gorman asked how Measure I relates to eminent domain.

Committee Chairperson Watts replied that Measure B has some provisions that address eminent domain.

Committee Member Behura asked if the density targets in Measure H and I are fully met whether the City has met or are above the RHNA numbers.

Committee Member Bent asked whether is it better to keep the surplus in identified sites, so that if HCD increases the City's RHNA numbers for the next cycle then the sites can be used again for consequent cycles.

Committee Member Gorman asked whether the sites identified in Measure I were determined by approaching the property owners.

Committee Member Carbone stated that Measures H and I can and should be amended.

Committee Member Lyons states that any amendments to Measures H and I will need to go to a vote of the people.

IV. GENERAL PLAN ISSUES IDENTIFICATION EXERCISE

Due to time constraints, this exercise has been postponed to the next meeting.

Mr. Barquist stated that he would like the GPAC to review the current land use issues that they would like the City Council to focus on prior to the next GPAC meeting. He stated that he will provide the GPAC with a summary of the land use issues identified in the current General Plan in order to assist the members.

IV. FUTURE GPAC MEETING FORECAST

Adjourned until further notice

V. NEXT STEPS

- Provide Attachment A SCAG RHNA Methodology to GPAC
- Provide Attachment B Summary of Current Land Use Issues to GPAC

ADJOURNMENT

Committee Chairperson Watts adjourned the meeting at 8:21 pm.



**GENERAL PLAN ADVISORY COMMITTEE
AGENDA
MEETING #21**

**Tuesday, September 30, 2014
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER**

Committee Chair Watts called the meeting to order at 6:33 pm.

ROLL CALL

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM JUNE 10, 2014 MEETING

Motion: Committee Member Gorman moved to approve the minutes of the June 10, 2014 meeting. Committee Member Carbon seconded the motion. Motion passes. Committee Member Rakochy abstained from the vote.

II. PUBLIC COMMENTS

No public comment (on items not on the agenda.)

III. GPAC DISCUSSION OF STAFF'S ROLE DURING COMMITTEE

MEETINGS

Committee Chair Watts recounted City Council meeting that occurred on August 5, 2014; specifically commenting on Agenda Item 17, Review of Land Use Change Requests Submitted by Yorba Linda Property Owners. He

expressed concern that the GPAC was being circumvented in the process of approving the land use changes.

Senior Planner Rehmer stated that City staff brought the requested land use changes before the City Council in order to receive their initial input due to the financial costs of a Measure B vote, which would be triggered by a number of the land use change requests.

Committee Member Bent asked that if a rezone occurs, then would a vote have to occur in accordance with Measure B. Committee Member Adams asked if there are changes to the land use plan then would a resident vote need to occur. Senior Planner Rehmer replied that if there are no changes to the land use plan, then the General Plan will not be up for a vote.

Committee Member Lyons stated that the GPAC makes recommendations to the Planning Commission and the City Council and the Planning Commission approves and the City Council adopts the recommendations.

Committee Member Bent asked for clarification between an entire General Plan update versus a General Plan Amendment. Senior Planner Rehmer replied that if a property owner wants to rezone their property, then that is their decision. With the General Plan update occurring, these requests for rezoning should be reviewed.

Committee Member Hansen asked if the GPAC does not get involved in the request for rezoning, then what is the process for the land owner. Senior Planner Rehmer stated that each property owner would go through the formal application for rezoning and each rezoning would need a Measure B vote if applicable. For properties that do not require a Measure B vote, land owners can still follow the process to approve their development.

Committee Member Gorman asked whether rezones that do not require a Measure B vote would go through the process of approval and not require a vote of the citizens.

Committee Member Behura asked if the GPAC makes a decision on the requested rezones and denies them, then will the General Plan process be affected. Committee Member Behura states that the General Plan update process should look at overall policy and not an effort that only focuses on avoiding a Measure B vote.

Senior Planner Rehmer notes to the Committee that the owners of 18042 Blair Drive have reduced their request to 3-4 dwelling units per acre.

Committee Member Adams asked about Site 7 requests to rezone the site from Light Manufacturing to Residential and how many residential units it would include. Senior Planner Rehmer replied that it is up to the GPAC on

what their recommendation is for each of the requested rezones based on compatibility and surrounding land uses.

Committee Member Adams asked how the rezones would affect the entire General Plan approval. If one section is changed and not approved by the voters in a Measure B vote, how would it affect the General Plan update.

City Consultant Barquist stated that if the Land Use portion of the General Plan is not approved with the rest of the elements, the City has to ensure that there is internal consistency between all elements.

Committee Member Rakochy quoted Section 18.01A of the Municipal Code. He continued on to say that nothing in the Code states that consolidating the rezones is required by law. These rezones are specific and land owners should follow the City's process.

Committee Chair Watts stated that the General Plan update process would still have to wait for the requested rezones in order to proceed with the update.

Committee Member Baker stated that the GPAC has the function of looking at land uses citywide.

IV. REVIEW AND DISCUSSION OF LAND USE CHANGE REQUESTS

Public Comments:

Rosemary Sauer, Yorba Linda resident, stated that landowners should follow the rezone process and not try to get out of Measure B. She also stated that the requested rezones should not be combined with the General Plan land use changes.

Public Comments:

Dean Robinson, Yorba Linda resident, was at the City Council meeting. He stated that there are procedures in place and that the requestors should go through the Measure B vote and not try to circumvent the law.

Public Comments:

Nancy Stephens, Yorba Linda resident, stated that the requested rezones should go to a vote.

Public Comments:

John Hanson, Yorba Linda resident, stated that there are procedures in place for a Measure B vote.

Public Comments:

DeeDee Frederick, Yorba Linda resident, stated that the parcel zoned for equestrian uses should be reviewed for what will be developed there.

Committee Member Behura stated that the GPAC is here to look at the big picture and not look at individual parcels.

Committee Member Adams states that a Measure B vote may hang up the General Plan update process.

Committee Chair Watts stated that he drafted and sent an email about his views of the process. His view is that the policy should be that a Measure B vote should be borne by the developer and not the City.

Committee Member Hansen asked what the best course of action is to move along the process of the requested rezones.

Committee Member Lyons stated that “tabling” the topic implies that the GPAC will not discuss the requested rezones.

Committee Member Lyons presented a motion to table the topic of the requested rezones, and Committee Chair Watts seconded the motion.

Before the call for the vote, Committee Member Rakochy stated that the GPAC should state a recommendation to the Planning Commission.

Committee Chair Watts withdrew his second to Committee Member Lyons motion.

Committee Member Rakochy presented a motion to recommend to the Planning and Commission and City Council that the requested rezoning should follow the process set forth in Municipal Code Section 1801.A (subject to a Measure B vote) and individually processed and not part of the General Plan update. Committee Member Carbone seconded the motion; motion passed.

Committee Member Bent stated that the rezones are not in the purview of the GPAC.

Public Comment:

Mr. Elliot, Landowner of Site 5 (18042 Blair Drive), stated that no one is trying to be “sneaky” in the process. He has lived in Yorba Linda for over 40 years and just wanted to state that he was trying to determine the highest and best use of his property per surrounding uses, which are developing at a higher density than his parcel.

V. REVIEW OF GENERAL PLAN LAND USE ELEMENT

Mr. Barquist stated the following points:

- The General Plan Land Use Designations ensures that future zoning is compatible with the land use policy. Existing General Plan land use designations and policy review (density/intensity).
- Distribution of commercial type of uses and whether it meets the needs of the community especially with the new developments occurring (Esperanza, Cielo Vista).
- Esperanza Hills and Cielo Vista are in the Sphere of Influence and the GPAC must look at the implications of development in these areas since they will eventually be incorporated into the City.

Committee Member Gorman asked why there is a 1.8 dwelling unit per acre standard. Senior Planner Rehmer responded that this is because landowners may have two acres and will only be allowed to build two units.

Committee Member Lyons asked if City staff and consultants can overlay the GP land use map over a topographic layer.

Committee Member Adams asked to designate Cielo Vista and Esperanza on the General Plan land use map.

Committee Member Carbone asked to indicate equestrian parcels on the General Plan land use map, and wants a “Preserve” land use designation.

Committee Member Hansen asked to indicate the trails on the General Plan land use map.

Committee Chair Watts asked how to start the process of developing the land use updates.

Mr. Barquist replied that criteria must be established in order to determine the changes in land use in the City; and a process of voting must be determined in order to reach consensus about the land use changes.

Committee Member Bent asked whether the changes to land use are determined by future desired uses and density by parcel. And asked for an example of how General Plan policies can address community needs.

Mr. Barquist replied that it does not really mean that land use changes need to be made in the General Plan.

Committee Member Baker requested that school sites should be shown along with water district sites on the General Plan land use map.

Committee Member Knarr stated that there is already a Zoning Map and a Trails map on the City's website.

VI. CITYWIDE RESIDENTIAL DENSITY STUDY

No comments, Agenda item not reviewed by the GPAC

VII. FUTURE GPAC MEETING FORECAST

- Tuesday, October 28, 2014

VIII. NEXT STEPS

- Continue Land Use Discussion

ADJOURNMENT

Committee Chairperson Watts adjourned the meeting at 8:20 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES MEETING #22

**Tuesday, October 28, 2014
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER**

Committee Chair Watts called the meeting to order at 6: 30pm.

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM SEPTEMBER 30, 2014 MEETING

Motion: Committee Member Bent moved to approve the minutes of the September 30, 2014 meeting. Committee Member Lyons seconded the motion. Motion passes.

II. PUBLIC COMMENTS

No public comments (on items not on the agenda).

III. WEST BASTANCHURY SITE STUDY – PRESENTATION AND DISCUSSION BY URBAN LAND INSTITUTE (ULI)

Community Development Director Steve Harris provided an introduction of the Urban Land Institute (ULI). He explained that the City is attaining the services of ULI in order to prepare a study of the west Bastanchury site.

Phyllis Alzamora from ULI provided background information on the organization. ULI is a non-profit research and education organization, which provides an open exchange of ideas, information, and experience among industry leaders and policy makers. Ms. Alzamora emphasized that ULI is not an advocacy or lobbying organization. ULI has created a team (Technical Assistance Panel) of industry leaders to execute the study,

which will be completed in six weeks. Todd Pennington, chair of the Technical Assistance Panel, explained that the team will be reviewing and studying the site with the goal of determining the most feasible use in the future.

IV. LAND USE EXERCISE

City Consultant David Barquist introduced the GPAC to the land use exercise that will help start the discussion on the priorities of the committee members as they relate to land use and growth in the City. Committee members were divided into small groups and provided with four questions to discuss. Each group provided feedback by presenting their ideas to the larger group. A summary of group comments and results from the land use exercise is provided in Attachment A.

Discussion Groups

Hearts: Committee Members Behura, Baker, and Knarr

Diamonds: Committee Chair Watts, Committee Member Adams and Huang

Clubs: Committee Members Carbone, Hansen, and Gorman

Spades: Committee Vice-Chair Bent, and Committee Member Lyons

V. FUTURE GPAC MEETING FORECAST

TBD

VI. NEXT STEPS

Continue Land Use Discussion

ADJOURNMENT

Committee Chairperson Watts adjourned the meeting at 8:30 pm.



GENERAL PLAN ADVISORY COMMITTEE MINUTES MEETING #23

**Monday, December 8, 2014
6:30 – 8:30 PM
YORBA LINDA COMMUNITY CENTER**

Committee Chair Watts called the meeting to order at 6:30pm.

Chair Tom Watts PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy PRESENT
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kenneth Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Peggy Huang
Committee Member Randie Noell PRESENT
Committee Member Robert Lyons PRESENT
Committee Member Ryan Bent PRESENT
Committee Member William Gorman

I. APPROVAL OF MINUTES FROM OCTOBER 28, 2014 MEETING

Motion: Committee Members Lyons and Knarr concurrently moved to approve the minutes of the October 28, 2014 meeting. Committee Member Hansen seconded the motion. Motion passes. Committee Member Rakochy abstained.

II. PUBLIC COMMENTS

No public comments (on items not on the agenda).

III. PRESENTATION FROM LIBRARY COMMISSION REPRESENTATIVE

Committee Chair Watts requests the addition of non-action item of a presentation from Committee Member Hansen as a representative of the Library Commission. No opposition from committee members.

Committee Member Hansen provided a presentation of the Library's fiscal responsibility. Committee Member Hansen provided the following summary points:

- The Yorba Linda Library does not draw money from the City

- The remodel of the Library in the 1990s was paid off in 2005 and have since saved \$15 million
- Loan repayment of future library building is built into the future budget
- Library provides free programs for a wide variety of residents, including new mothers, the elderly and teens.
- Studies show that building a new library can double or even triple attendance

Committee Member Rakochy asked where the development of the new library currently is and what the projected budget is.

Committee Member Hansen replied that the new library was in the planning stage, has selected a site and that the projected budget is \$20 million. Committee member Noell added that the new library's funds are currently short \$5 to \$9 million.

Committee Member Bent asked how much the renovation cost in 1992 and who currently owns the property.

Committee Member Hansen replied that she did not know the cost of the renovation and that the library owns the land.

Committee Chair Watts stated his opinion is the library should be in a spot near to its old location. Committee Member Hansen stated that the new library site is Strawberry Field.

IV. GPAC-FACILITATED DISCUSSION OF REMAINING AND/OR OUTSTANDING POLICY ISSUES

Committee Chair Watts recommends that due to Mr. Dave Barquist's absence due to illness that each committee member takes a turn to discuss any unresolved issues and what future topics should be covered. Watts requested a copy of the minutes in order to draft a letter to the City Council discussing any issues that are brought in the discussion.

Senior Planner Rehmer stated that the next task is to come up with a policy document and tonight's meeting is a review of what the committee wants to include in the document.

Committee Chair Watts expressed concerns over the lack of notice of the discussion of any remaining and/or outstanding policy issues and stated that this should not be a finalized statement from the committee.

Committee Member Bent asked if the next meeting would have a rough draft of the General Plan. Senior Rehmer replied yes.

Committee Member Hansen asked what the purpose of the policy exercise is. Senior Planner Rehmer responded that the purpose is to help facilitate discussion.

Committee Member Behura asked if the Committee was completed with the body of work and whether the Committee had gone through each piece of the document. Senior Planner Rehmer responded that the Committee has completed enough for the next step and that the Committee has gone through each piece of the document.

Committee Member Rakochy asked when the draft of the General Plan would be completed. Senior Planner Rehmer responded by February or March.

Committee Member Behura asked with the recent City Council Resolution to dismantle and reform all commissions in the City, would the same committee members still

participate in the GPAC. Senior Planner Rehmer responded that it is unknown at this time.

Committee Member Carbone stated based on her attendance at the City Council meeting, all commissions and committees have been “wiped clean,” and there was a question how long GPAC and the consultant’s involvement is to continue.

Committee Member Lyons stated that legally, members of the commissions will serve until a replacement is elected and that there have to be a first and second reading of the ordinance. He stated he believes this will happen at the end of January.

Committee Member Rakochy replied that the ordinance takes effect 30 days after it is passed.

Committee Member Carbone stated that this could be in February.

Committee Member Watts believes it to be a policy not an ordinance.

Community Development Director Steve Harris replied that the recruitment period for the commissions is through January 9th and explained the recruitment process. He clarified that an ordinance and a resolution were passed at the last City Council meeting.

Committee Chair Watts stated that opinions of current committee may affect the next committee and asked what the other committee members thought of continuing the discussion.

Committee Member Carbone replied that she would like to see the work to completion. Committee Member Carbone stated that she would like to see more open space, curtailed high density, taken a closer look at traffic, and would like to see the rural character of the City preserved. Committee Member Carbone felt unsure on whether to proceed.

Committee Member Knarr stated that it is his belief that the commission should make recommendations of what land uses should be in the General Plan and thought that work was just getting started.

Committee Member Hansen stated that if the committee does not produce a policy statement that they won’t have any influence on the General Plan. She suggested having a meeting on that. She continued to state that she liked the idea of preserving the values of Yorba Linda and wished to address the safety and traffic issues with Esperanza and Cielo Vista.

Committee Member Lyons didn’t think the committee did adequate work on the Land Use Element of the General Plan due to discussions of Measure B. He suggested if they were to reconvene in February or March, the committee revisit the Land Use Element. Committee Member Lyons also suggested using the exercise from the GPAC meeting on October 28th to demonstrate the priorities of the committee.

Committee Member Bent expressed concerns about the committee changing and suggested adding an element to the General Plan about fiscal responsibility.

Committee Member Rakochy stated that all of the elements revolve around the Land Use Element and Land Use Map and it is important to issue a policy statement. In addition, he suggested reconvening in January or February in order to produce a policy statement that shows the City Council the vision for the community.

Committee Member Noell stated that she is a good representative of what a new committee would look like.

Committee Member Behura stated that he plans on going to the next City Council meeting in order to request that the current GPAC continues work. He agreed that a policy statement is needed.

Committee Member Baker agreed that a request should be made to City Council to allow the same committee to finish the work.

Committee Chair Watts suggested that the committee should adjourn until it is known if the committee is continuing.

Committee Member Carbone asked how many committee members currently on commissions would reapply.

Committee Chair Watts requested informal vote on how many commission members would reapply and committee members Hansen and Behura raised their hands.

Committee Member Behura asked how much longer the General Plan process would continue on for.

Senior Planner Rehmer answered that the public hearings should be held by summer.

Committee Member Behura commented that with public hearings being held by summer, the committee's work will be completed by February or March and requested a commitment from the committee that the work will be completed by then.

Committee Chair Watts suggested that the committee should have more input in agenda items for the GPAC meetings.

Committee Member Bent stated he was willing to be at the City Council meeting and suggested that the charter be changed in order to allow the committee to be independent of commissions.

Committee Member Hansen asked if a resolution would be put out that the committee would like to finish the work and would commit to a January or February meeting for a policy statement.

Motion: Committee Member Rakochy moved to send 2 to 3 committee members to represent the committee to the City Council meeting in order to request the committee be allowed to continue its work and was seconded by Committee Member Carbone. During discussion Committee Member Lyons suggested that a committee member should speak to City Council whether it was worthwhile to continue GPAC work.

Committee Chair Watts opposed the motion because the committee serves at the discretion of the City Council.

Committee Member Behura responded that the motion was an opportunity to inform the City Council about the work that has been completed and still needs to be completed.

Committee Chair Watts stated that Committee Member Behura's response has caused him to change his opposition to the motion.

Discussion followed regarding potential committee members to represent the GPAC at the next City Council meeting and available budget for additional GPAC meetings.

Committee Member Carbone requested to rehear the motion.

Senior Planner read the motion from the minutes and stated that the minutes from the meeting would be sent out to committee members quickly.

Motion was carried, with one opposed and one abstained.

Discussion followed regarding when during the City Council meeting to speak.

Committee Member Hansen asked if the committee was committed to meeting in February or March in order to complete a policy statement.

Committee Member Behura stated that the committee should continue to work until told not to be the City Council.

Discussion followed on potential date the committee could be disbanded.

Committee Member Hansen asked how to set the date for the next meeting.

Senior Planner Rehmer responded that nothing can be scheduled until they see what happens in the next couple of weeks.

Committee Chair Watts asked if there were any other matters to be addressed.

Committee Member Behura asked who would be speaking with the City Council.

Committee Member Rakochy advised to be careful of not discussing this with a quorum outside the meeting.

Senior Planner Rehmer stated that the committee needs to appoint representatives.

Committee Chair Watts suggests committee members Baker, Watts and Hansen.

Committee Member Carbone stated she ~~would not~~ be attending the City Council meeting.

Committee Chair Watts stated he would not be attending the City Council meeting.

V. FUTURE GPAC MEETING FORECAST

TBD

VI. NEXT STEPS

N/A

ADJOURNMENT

Committee Chairperson Watts adjourned the meeting at 7:50 pm.



GENERAL PLAN ADVISORY COMMITTEE AGENDA MEETING #24

**Monday, February 9, 2015
6:00 – 9:00 PM
YORBA LINDA COMMUNITY CENTER**

Committee Chair Watts called the meeting to order at 6:30pm.

Chair Tom Watts PRESENT
Committee Vice-Chair Ryan Bent PRESENT
Committee Member Carin Benner
Committee Member Cheri Hansen PRESENT
Committee Member Ed Rakochy
Committee Member Doug Knarr PRESENT
Committee Member Karalee Watson
Committee Member Kennith Peterson
Committee Member Lindon Baker PRESENT
Committee Member Marilyn Adams PRESENT
Committee Member Mary Carbone PRESENT
Committee Member Nathaniel Behura PRESENT
Committee Member Randie Noell
Committee Member Robert Lyons PRESENT
Committee Member William Gorman PRESENT

I. APPROVAL OF MINUTES FROM DECEMBER 8, 2014 MEETING

Committee Chair Watts and Committee Member Carbone both requested changes to the minutes. Committee Chair Watts stated that he did not plan on attending the City Council meeting and Committee Member Carbone stated that she did plan on attending the City Council meeting after the December 8, 2014 GPAC meeting.

Motion: Committee Member Knarr moved to approve the minutes of the December 8, 2014 meeting. Committee Member Behura seconded the motion. Motion passed. Committee Members Gorman and Adams abstained.

II. PUBLIC COMMENTS

No public comments.

III. GPAC DISCUSSION OF LAND USE

Committee Chair Watts asked all present GPAC members to state their main community issues and concerns related to the General Plan update.

Committee Member Knarr stated that he is satisfied with the comments that he provided at the last GPAC meeting and had nothing further to add.

Committee Member Gorman expressed his continuing interest in promoting outside public art in the City. He stated that no major builders are coming into the City. Proposition B could deter developers from the City, but there may be some negative results from the recent approval of property owners to build residential units on their properties without a Measure B vote. He expressed the need to focus on revenue generation in the form of sales/business tax and not just property tax. He also stated that a public transportation option should be explored that connects west and east Yorba Linda.

Committee Member Carbone expressed that there is too much change going on in the City and that too much density should be stopped. She stated that preserve areas need to be established in order to conserve the community's character. Newer development that has been recently built are not for moderate or lower income households, but she stated that she was happy that the City was able to require higher parking standards for the development. Committee Member Carbone also stated that Measure B should left alone as is and should not be brought up as an issue in the General Plan.

Committee Member Hansen stated that the Esperanza Hills and Cielo Vista developments will be constructed in active fire zones and pose a safety issue for residents and the surrounding community. She expressed that the Savi Ranch area needs better ingress and egress because existing development already causes a lot of traffic congestion in the area. She stated that any multi-family development that is over two-stories may have detrimental effects on the property value of surrounding residential units. Committee Member Hansen also said that the City should work towards preserving multi-use trails.

Committee Member Adams stated that the Esperanza Hills and Cielo Vista developments will be big problems because of the large amounts of future residents who will be using Yorba Linda roads. She expressed concern over the negative effects on neighboring residential areas. Committee Member Adams stated that the City should focus on utilizing empty spaces and underutilized areas in existing commercial/business areas. She stated that increasing density and building beyond three stories is not what residents want in the City. She agreed that a focus on preserving the City's multi-use trail system is important because it represents the community's values.

Committee Member Baker stated his concern about an overall public safety issue in the City regarding available fire services. He expressed that higher density projects that have or will be built beyond two stories may not be served adequately by existing fire service since the local fire department does not have a fire apparatus or ladder truck that would be able to handle fires beyond two stories. As it is, the only ladder truck available in the area is from a fire station in Placentia. Committee Member Baker referenced a report published by the Orange County Fire Authority that concluded that Yorba Linda is currently not adequately served by fire services. Portions of Yorba Linda, especially the eastern side of the City, are not within five minutes of a fire station and response times to these areas do not meet the OC Fire Authority's requirements. The report notes that there is no adequate space at Station 32 to park a ladder truck and there are multiple constraints to the potential future expansion of the fire station. The OC Fire Authority is considering reallocation of resources in order to address eastern Yorba Linda's fire risks. The western side of Yorba Linda is adequately covered by existing fire services because of its proximity to resources in Placentia. Committee Member Baker also stated that the Esperanza Hills development proposed an emergency evacuation procedure that requires four police/law enforcement officers to manage four intersections in order to evacuate all residents in two hours. He stated that the HOA should pay for the police/law

enforcement officers in the event of an evacuation and that there should be a mechanism for requesting additional fire/police/law enforcement staff during red flag days.

Committee Vice-Chair Bent stated that he would like to receive a complete draft General Plan from the consultants in order to do a detailed review. He stated that he would like the opportunity to closely review the document in order to provide feedback on what should be added and what should be removed from the document. He expressed that economic and financial policies should be incorporated into the General Plan.

Committee Member Lyons stated that the draft General Plan will be subject to public hearings. He expressed that there is a move towards higher density housing and multi-family development. Many people are choosing to live in smaller houses that are closer to public transportation. Families living together are also multi-generational. He provided an example development in another city of condominiums that were right across the street from affordable higher density housing. He noted that the affordable higher density housing did not affect the marketability or price of the neighboring condominiums. Committee Member Lyons reiterated the importance of focusing on underutilized properties in existing commercial areas and maximizing the use of the Savi Ranch area for future growth. He expressed that property tax alone will not sustain the City and will not increase the City's revenue.

Committee Member Behura stated that recent developments that have located in Savi Ranch have completed traffic studies that have not provided any mitigation and only increased traffic in the area. Yorba Linda roads are not equipped to handle the additional traffic. He stated that there is an overall road capacity issue so the City should focus on exploring additional pedestrian and bicycle infrastructure, such as a bridge, and encourage alternative access to the Savi Ranch area. Committee Member Behura stated that if annexation of Esperanza Hills and Cielo Vista will occur in the future then the City should have meaningful input in the process. He stated the need to potentially use the General Plan to set requirements for areas before annexation. He also stated that the update should strengthen the Noise Element and explore the encouragement of the "dark-sky movement", which is a campaign to reduce light pollution. The advantages of reducing light pollution include an increased number of stars visible at night, reducing the effects of unnatural lighting on the environment, and cutting down on energy usage. He stated that encouraging dark skies would help preserve Yorba Linda's rural nature.

Committee Chair Watts stated that he would like to review a draft General Plan and have the opportunity to react to all aspects of the document. He stated that the GPAC has not had the opportunity to discuss the hard issues in the community. He expressed that the GPAC has followed a prescribed procedure for providing input but he feels that real issues have not been thoroughly discussed and there is no general consensus among Committee members. He asked whether the Committee members had any thoughts or consensus on how the GPAC should proceed moving forward.

Committee Vice-Chair Bent suggested that the next GPAC meeting should not happen until there is a draft General Plan completed.

Committee Member Hansen stated that the GPAC's concerns, overall themes, etc. that have been discussed over the last two years should be brought to City Council.

Committee Member Adams stated that the GPAC should revisit the community responses to earlier visioning outreach activities. She stated that the GPAC should reinforce what the community wants.

Committee Member Lyons stated that the GPAC was formed to come up with solutions to community issues that has been identified and should not only serve as a conduit for community concerns. He expressed that the GPAC needs to have more opportunity to discuss land use issues.

Committee Member Adams stated that the community is very concerned about development on County land and how that will affect Yorba Linda. She expressed that she wanted to see a draft General Plan before proceeding.

Committee Chair Watts stated that the GPAC needs to take into consideration other opinions in order to inform the overall discussion of the General Plan. He also stated that he wanted to see a draft General Plan before proceeding.

Committee Member Behura stated that the GPAC can work together to reach consensus and really focus their discussion in the next couple of hours.

Committee Member Adams asked the consultant whether the draft General Plan Land Use Element can only be completed with input from the last three meetings of the GPAC.

Mr. Barquist, the consultant, replied that a draft can be completed before the last two meetings are held but there may be aspects of the Land Use Element that will need to be further discussed and considered by the GPAC.

Committee Member Lyons asked the committee whether anyone was prepared to make changes to the existing General Plan Land Use map.

Committee Vice-Chair Bent stated that it is difficult to redraw maps and that a higher level discussion of land use would be more appropriate.

Committee Chair Watts asked the committee how they would like to utilize the rest of tonight's meeting and the remaining two meetings. He presented the following options:

Option 1: Complete the land use exercise scheduled for tonight's meeting then wait until there is a draft General Plan to have the last two meetings, with the understanding that the allocated budget for the remaining meetings will not change.

Option 2: Finish all three meetings before the end of March, per direction from the City Council at their last meeting, without seeing a draft General Plan.

Committee Member Knarr stated the importance of establishing a finite time for GPAC to review the draft General Plan and provide comments. This should be a commitment from the GPAC in order to move the process along.

Committee Chair Watts calls for a motion to "Complete the land use exercise scheduled for tonight's meeting then wait until there is a draft General Plan to have the last two meetings, with the understanding that the allocated budget for the remaining meetings will not change."

Committee Vice-Chair Bent moved to approve the motion, and Committee Member Lyons seconded. Motion passed, with Committee Member Gorman opposed.

Committee Chair Watts stated that he will write an email to the City Council stating the GPAC's decision to postpone the remaining two GPAC meetings until a draft General Plan has been reviewed.

IV. **GPAC DIRECTION TO STAFF FOR NEXT MEETING**

V. **FUTURE GPAC MEETING FORECAST**

VI. **NEXT STEPS**

GPAC will reconvene after the draft General Plan has been completed and then reviewed by Committee Members.