



**CITY COUNCIL MEETING
MINUTES
July 20, 2016 5:30 PM
Training Room
319 N. Douty**

CALL TO ORDER JOINT MEETING:

Mayor Justin Mendes called the joint meeting to order at 5:32 p.m.

ROLL CALL:

Attendee Name	Title	Status
Russ Curry	Council Member	Present
David Ayers	Council Member	Present
Gary Pannett	Council Member	Present
Francisco Ramirez	Vice Mayor	Present
Justin Mendes	Mayor	Present
John Draxler	Planning Commissioner	Absent
Ajmer Nahal	Planning Commissioner	Absent
Travis Paden	Planning Commissioner	Present
Michael Johnston	Planning Commissioner	Present
Dennis Ham	Planning Commissioner	Present

FLAG SALUTE:

Mayor Mendes led the flag salute.

PUBLIC COMMENT - JOINT MEETING:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

Ron Allvin from the FAST Credit Union Board of Directors commented on their history with locating downtown and the investment they have made. They are concerned about changing the zoning and the impact it will have on them and downtown.

Jerry Irons sought clarification about an area that wants to be annexed and how they will be zoned. Community Development Director Darlene Mata stated that she would meet with him.

Bob Ramos wanted the downtown zoning to remain the same.

Rob Bentley is concerned about zoning changes, especially to the land next to Hidden Valley Park. He wants the park to be expanded.

Chris Soares, a previous Parks & Recreation Commissioner, commented on the past discussions to expand Hidden Valley Park. In regards to downtown, she recommended that the City look at what has been done in Visalia and Clovis and follow their example to fill the vacancies.

Jeff Porterfield stated that there needs to be something downtown for kids.

Paula Lehn of FAST Credit Union appreciated the staff and Council members meeting with her. She would like some better information to be available to the public to compare current and proposed zoning uses.

GENERAL BUSINESS:

A. Zoning Ordinance Update

Community Development Director Darlene Mata provided background information on the process of updating the General Plan that has occurred over the last three years. She also discussed the next steps and timeline to adopt the General Plan and zoning changes.

Ms. Mata discussed the recommendations by the Downtown Revitalization Committee. Michael Johnston stated his personal opinion is that he does not believe zoning is the issue, but incentives would be the best method to making improvements to downtown.

Per the request of Council Members, Ms. Mata distributed to the City Council and Planning Commissioners an economic study from the HWY 43/198 EIR and also a sample of retail development sizes.

Steve Brandt of Quad Knopf briefly discussed the zoning map and types of planning permits. He presented a comparison of current and proposed land uses, specifically regarding banks, day cares, vending machines, accessory or ancillary uses, artisan foods, restaurants, convention or conference center, funeral homes, religious institutions, educational facilities, theaters, call centers, offices, wireless communication facilities, food produce stands, furniture stores, medical marijuana, optical retailers, tobacco or smoke shops, and tattooing or body art.

Staff responded to several questions and comments by the City Council, Planning Commission, and public pertaining to the land uses and zoning.

Staff was directed to have the Town Hall meeting scheduled for July 27th to begin with an open house from 6:00 p.m. to 6:30 p.m. to allow the public to meet with staff and the consultants to ask specific questions. Large maps will be placed around the room and all of the handouts that were referenced during this meeting will be made available at the Town Hall meeting too. The meeting will begin at 6:30 p.m. and will conclude at 9:00 p.m.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 8:23 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk