



**CITY COUNCIL MEETING
MINUTES
October 19, 2016 5:30 PM
Training Room
319 N. Douty**

CALL TO ORDER JOINT MEETING:

Mayor Justin Mendes called the joint meeting to order at 5:30 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Absent	
David Ayers	Council Member	Present	5:30 PM
Gary Pannett	Council Member	Present	5:30 PM
Francisco Ramirez	Vice Mayor	Absent	
Justin Mendes	Mayor	Present	5:30 PM
Ajmer Nahal	Commissioner	Present	5:30 PM
Travis Paden	Commissioner	Present	5:30 PM
Michael Johnston	Commissioner	Present	5:30 PM
Dennis Ham	Commissioner	Present	5:30 PM

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.

Rick Telegan of 198/43 LLC requested a change to the City ordinance to give notice to property owners during the site plan review process regarding adjacent properties that contain hazardous materials. He also requested that Conditional Use Permits be allowed in Commercial Regional (C-R) for medical offices and urgent care centers, listed as E6 and E9 in the Table.

Randy Dodd on behalf of Adventist Health stressed the importance of accessing healthcare in rural areas and that they would like to develop a clinic at the Costco location. The proposed Zoning Ordinance would not allow medical offices or urgent care centers in C-R zones, even though that location would provide great access to rural residents.

GENERAL BUSINESS:

A. Final Review of Draft Zoning Ordinance

Community Development Director Darlene Mata requested additional direction pertaining to Hotels (H6), Furniture stores (I14), and the public's request regarding medical offices (E6) and urgent care centers (E9). Steve Brandt of Quad Knopf gave a brief presentation.

In the proposed ordinance, hotels and motels would not be allowed in C-R or C-S zones causing existing hotels to become nonconforming and prevent their future expansions and also prevents new hotels from being developed on properties that have already been identified as potential sites. The Commissioners recommended adding a CUP in these zones. The Council agreed to add a CUP to C-R and C-S for Hotel or motel (H6).

In regards to Furniture Stores (I14), staff had been contacted by Mike Robinson expressing interest in building a furniture store in what is currently allowed and zoned as Community Commercial, but with the proposed Mixed Use Zones it would no longer be allowed. The Commissioners recommended adding a CUP to MX-C to accommodate the proposal. Council Member Ayers also suggested changing the language to section 17.60.130 to allow 10% of total floor area for furniture sales at retail sales stores and not specify the square footage of a store. The City Council agreed with Council Member Ayers' recommendation and to add a CUP to MX-C.

During public comments, it was requested to add CUP in C-R for medical offices (E6) and urgent care centers (E9). The Commissioners recommended adding a CUP in C-R for E9, but did not have a consensus for E6. The City Council unanimously agreed on adding a CUP in C-R for E9. The Council agreed 2-1 (Ayers opposed) to direct staff to add a CUP in C-R for E6. The City Council also directed staff to amend the definitions pertaining to E9 to accommodate the request by Adventist Health.

The City Council directed staff to make these final changes, then move forward with the public hearing process to adopt the zoning ordinance. Staff will bring the ordinance to the Planning Commission for their recommendation, then it will be taken to the City Council for adoption.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 6:22 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk