



**CITY COUNCIL MEETING
MINUTES
February 3, 2017 8:30 AM
Training Room
319 N. Douty**

CALL TO ORDER SPECIAL SESSION:

Mayor David Ayers called the meeting to order at 8:36 a.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	8:30 AM
Sue Sorensen	Vice Mayor	Present	8:30 AM
David Ayers	Mayor	Present	8:30 AM
Francisco Ramirez	Council Member	Present	8:30 AM
Justin Mendes	Council Member	Present	8:30 AM

FLAG SALUTE:

Vice Mayor Sue Sorensen led the flag salute.

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Jim Castleman stated that he was on the Downtown Citizen Committee last year and provided comments on the proposed zoning changes to downtown. He would like the old ordinances to remain in place.

LEADERSHIP AND STRATEGIC PLANNING WORKSHOP:

City Manager Darrel Pyle discussed the Executive Perspective for 2017 priorities.

Consultant Lyle Sumek reviewed the Council's five goals for 2017-2022 to determine their priorities.

In an effort to be efficient with staff's time, Mr. Sumek recommended that the Council move on to the next item on the agenda. Following the discussion pertaining to the Draft General Plan and Zoning Ordinance, Mr. Sumek resumed the workshop and began their discussion on Governance.

DRAFT GENERAL PLAN AND ZONING ORDINANCE:

Discussion and direction on final draft of General Plan Update and Zoning Ordinance to include, but not limited to, the following items: Medical/Professional offices and Urgent Care, Furniture, Hotel/Motels, Theaters, Accessory Uses, Banks, Optometry.

Vice Mayor Sue Sorensen recused herself and left the room during this agenda item.

Per the Council's prior direction, Community Development Director Darlene Mata provided an overview of the issues pertaining to downtown zoning for their review.

- *Medical Professional Office and Urgent Care - Council/Planning Commission previously directed staff to add medical/professional offices to the list of conditional uses in the CR zone.*

There was not a consensus by the Council to change this direction, so staff will move forward as originally directed.

- *Optometry - If medical offices are allowed in the CR zone with a CUP, then optometry as an accessory use would no longer be an issue.*

With no new direction by the Council regarding medical offices, the Council agreed 4-0 to move forward with the proposed changes.

- *Furniture - Direction was previously given to allow furniture sales in the CR and MX-D zone. Furniture had also added to MX-C zone as a conditional use. Accessory furniture sales would be considered 10% of the total square footage of other businesses that were not considered furniture stores.*

Following discussion, the City Council modified their direction and agreed 4-0 to allow furniture sales in the zones as proposed, but limit the size of the stores in the CR zone to an amount to be proposed by Ms. Mata that would be conducive with the typical square footage of stores that have accessory furniture sales.

- *Hotel/Motel - The zoning ordinance was changed in 2015 to redefine hotels and motels into one definition. Staff was directed to add hotels/motels as a conditional use to the CR and CS, as they were currently allowed in those corresponding zones.*

Following discussion, the Council agreed 4-0 to not modify the ordinance that was changed in 2015. However, they would like to create an incentive for developers that want to construct a hotel/motel in the downtown.

- *Theater - The zoning ordinance was changed in 2015 to add theaters as a permitted use in the PC zone, which will be the CR zone.*

The Council agreed 4-0 to not modify the ordinance that was changed in 2015. However, they would like to create an incentive pertaining to parking and infrastructure for developers that want to construct a theater in the downtown.

- *Banks - Direction was previously given to add secondary branch banks as a permitted use in the CN, MX-N, MX-C and MX-D. A secondary branch cannot provide loan services.*

The Council agreed 4-0 to move forward with the proposed zoning.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 4:00 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk