

MINUTES
REGULAR MEETING
CALIFORNIA CITY PLANNING COMMISSION
TUESDAY, JULY 10, 2007, 6:00 P.M.
COUNCIL CHAMBERS, 21000 HACIENDA BOULEVARD

A. The meeting was called to order at 6:00 p.m. by the Chairman followed with the Pledge of Allegiance and Invocation.

Roll call: Ed Collins, Al Greer, Roger Terneuzen, Vice Chairman Marv Sass
Chairman Ed Fuller

B. CONSENT ITEMS

1. ADOPT AGENDA by motion action of Sass, second by Terneuzen. MOTION CARRIED. Vote 5-0.

2. APPROVAL OF MINUTES: Motion action of Terneuzen, second by Greer to approve minutes for 6/26/07 as presented. MOTION CARRIED. Vote 5-0.

C. ANNOUNCEMENTS/PRESENTATIONS

The Chairman requested cell phones either be placed on vibrate or silent or to turn it off as not to disrupt the meeting.

Civic:

Buford Land, Representing the California City Chamber of Commerce. Mr. Land reported on upcoming Chamber events. Thursday, July 12, 2007, at noon is the monthly luncheon, the speaker is Bob Smith from Barstow. Mr. Smith is a candidate for Assemblyman for this area. They need to support a candidate in this area because we are going to be competing with the population clear up into Tulare County. They have their luncheon the second Thursday of each month. August 9, 2007, the speaker will be the Mojave Joint Unified School District Superintendent, Larry Phelps. September 18, 2007 there is an election scheduled to vote on extending the school tax, it is not a new tax, it is only an extension of the bonds, by passing those bonds we will be able to finish the school and the new elementary school with the administration buildings. On October 13, 2007 the second Saturday, the Chamber of Commerce is sponsoring a Business Expo. They are still negotiating for space. When they did this 3 years ago they had over 300 people show up about 35 vendors. It will be coming up in October and they certainly look for cooperation and sponsor as many businesses at that time.

Public:

Kim Collins, California City. Mr. Collins said he presented a picture to the recording secretary of a trash can in our community overflowing that he had taken on Monday. The recording secretary distributed the picture (Exhibit A) to the Commissioner's. He has big concerns about the picture because not too long ago there was a large community effort to clean up trash from our City and now we seem to have a problem that seems to be an ongoing problem. Regarding the picture, the normal trash pick up day is on Friday. This trash can looked similar on Friday morning except it

PC MINUTES
7/10/07

did not have the bags on the ground. The bags on the ground were added between Friday and Monday. On Friday it looked just like the can itself looks today. This was taken on the 21200 block of Kenniston Street in California City. He had taken a number of pictures on Friday morning before the trash truck got there. Due to the holidays they did not do an entire Friday pick up area. Where he lives at the modular home park, they did pick up their trash as normal but they were not able to get all of the trash in the whole Friday pick up area because of the 4th of July holiday. That is what he found out when he talked to Benz. Benz did pick it up Monday morning and there were no trash bags on the ground Monday afternoon. He did not know if Benz actually picked up the bags or if the people living there gathered the trash bags up and put them inside the trash container. On this particular street there are 26 cans that were placed on the curbside. Some families have multiple containers. Benz allows people to have two trash containers. The normal trash container covers one trash container, if someone wants a secondary trash container they can acquire one but the fee is \$29.22 and that fee has to be paid up front and they deliver the container. The fee covers a three-month period and you will be billed again. In the four block stretch there were 5 residences that had two trash containers and all but one of them had the lids totally closed. What he found out while conducting this mini survey on this street, on Friday morning, the normal trash day before the trash was picked up, there were 5 cans out of 26 that had their lids open, and the big concern that he has is Benz charges a fee to all the customers and the people are not suppose to be overfilling the containers. If they overfill the cans they are over taxing everybody that receives a trash bill. Because they are putting more trash, more weight in their can then everybody else is paying for and it is overtaxing the system. Benz has to pay a fee for all the trash that he cannot recycle he has to pay a tonnage fee at the landfill and this would increase his tonnage fee. There were 5 containers out of 26 that is 20% in that particular area and that seems very high. He would like to see the City do something to eliminate this problem. It may require the City to impose a fine of \$50.00 to \$100.00 for overfilling the trash containers and it maybe the only way to cure this situation. Benz Sanitation is on Neuralia Road and is open 7:30 a.m. to 3:30 p.m. Monday through Friday, the recycling center is open from 8:00 to noon on Saturday. Recyclable items taken at Benz are cans, bottles, and cardboard boxes, and tree cuttings. The sad situation is that they close at 3:30 p.m., Monday through Friday. He also asked about developer fees for existing lots? This was suppose to be in the works for the past year. Are we getting anywhere? Is there ever going to be anything like this and if there is what would it be used for? Would it be used for road infrastructure, sewer infrastructure, sanitary sewer or even roads, or water infrastructure and would it be only on existing lots? As far as he knows all the developers that develop land have to put in all the roads, water and sewer at their expense? He asked the Land Use Manager if he would like to comment? The Land Use Manager asked him if he was referring to impact fees? Mr. Collins said yes. The Manager replied that the City is working on impact fees. There is nothing set in stone but it is in progress. The fees would cover infrastructure which would be sewer extensions, street repairs, and street paving. Mr. Collins asked if it would be used for water lines? The Manager replied the City is taking a loan out to replace water lines. Mr. Collins said that would be for part of the City. The Manager replied yes and the impact fees would probably also be for water lines. Right now he believed that sewer was more important. Mr. Collins asked the

Manager when they might be resolving the situation? The Manager said he had not been involved on any of the discussions on impact fees. Mr. Collins asked him if he could get involved to get something like this going? The Manager replied if they were to invite him then he would get involved. Mr. Collins said maybe the City Manager would invite him.

The Chairman stated that many of them share Mr. Collins concerns on the trash issue. He was hopeful that what Mr. Collins has brought up, would enlighten those people who are unaware of trash procedures or what may be available to them.

Staff: None

D. CONTINUED BUSINESS:

6. Continued Public Hearing to Consider a Draft Resolution Proposing Amendments to the Zoning Regulations as they Pertain to Multifamily Residential Dwellings.

The Chairman corrected from the last meeting he actually closed the public meeting, we did not vote we just extended it until tonight. He reopened the public meeting to allow public comment. The Chairman declared the public hearing open at 6:18 p.m. and called for a staff report. The Land Use Manager gave the staff report. The recording secretary distributed additional information (Exhibit B and Exhibit C). The Chairman called for any correspondence, there being none he called for Commission questions, there being none he called for public testimony.

Kim Collins, California City. Mr. Collins asked for clarification on a small lot, you could stack 2, 3 or even 4 units high, would that correct? The Manager replied they could go two stories. Mr. Collins said right now, presently there are some lots in our community where they have 4 apartment units, they are on one lot, they are all 2 stories high. They do have parking, garages and they are on small lots but they have 4 separate units. Does it cost more to go 2 stories? The Manager replied anything over 10 feet requires engineering on the whole project. Mr. Collins said so it would be more costly to do that? The Manager said any engineering is costly. Mr. Collins said that is an alternative that some people could use on these smaller lots. The Chairman said it is his understanding that most people are in agreement and if not please speak up. The spirit and intent of this change is that we are not changing the code itself, we are only changing development of the particular area. Giving relief to the amount of population into that area. In other words, less population density. That is in the interest of public safety and security. This has been brought to us by a number of folks that are experts in a variety of areas. Fire, police and public works. Is that correct? The Manager responded that is correct. The Chairman said with that being said he called for further public testimony. There being none he called for comments from the Commissioners. Commissioner Terneuzen said he was still concerned about risk management and potential litigation. The Chairman said he brings up an excellent point and the attorney did not give them a lot to go on. Perception is reality. It depends on what people are going to perceive and of course we cannot predict that. He has thought long and hard about that, he did not feel personally the risk versus the spirit and intent to provide for regular public safety and security is out weighed by the risks. So in his humble opinion it is not a bad thing

to do. Vice Chairman Sass asked what does the code call for now on the number of parking spaces? The Manager responded that it calls for one covered and one uncovered for each unit. There was a mistake and should have read one uncovered and two enclosed. Which would be a two car garage. The Chairman said two enclosed and that would be changed to reflect being enclosed? The Manager said yes. Vice Chairman Sass asked if that was really necessary? The Manager responded that the police department believed so. Vice Chairman Sass asked what was their reasoning? The Manager replied safety and congestion. Vice Chairman Sass said was it more than one vehicle in the household? The Manager replied that if you look at the apartments across from La Conquista, the new owner of those apartments converted the carports to garages and the activity has decreased. This would be for onsite parking.

The Chairman again asked for public testimony, there being none he called for a motion to close public testimony.

Motion action of Collins, second by Sass to close the public testimony portion of the meeting. MOTION CARRIED. Vote 5-0.

The Chairman asked the Commissioners if they were prepared to vote on the matter. Vice Chairman Sass asked if this will be on the new lots, not existing lots. The Manager said this affects all unimproved lots.

The Chairman said that anyone that falls, as a result of this because of the size and shape of their lot, can request a Variance. The Manager said correct. The Chairman said so therefore, if they are approved, on a case by case basis they can construct on that property. The Manager said that is with a 10,000 sq. ft. lot size, if they are on a cul-de-sac or a corner lot then they could apply for a Variance.

Vice Chairman Sass asked if there was a mechanism that a person could use to go from two parking spaces to one. Could a Variance be applied to this as well? The Manager said it would be on length and width only not on the amount of parking spaces. The number of parking spaces would be in the Municipal Code and that would not be a Variance issue.

Commissioner Collins asked if they are still going with no parking off the alleys? The Manager said that is correct. Commissioner Collins said all the parking would have to be in front of the buildings or to the side of the buildings? The Manager said yes and it would depend if you are on a cul-de-sac with the Variance or a corner lot, you would not be accessing the property from the alley to any parking from the alley. Commissioner Collins said in all instances? The Manager said correct. The Chairman asked if any of the cul-de-sacs had alleys? The Manager said no. Commissioner Collins asked about the third parking if it was going to be asphalt or concrete? The manager said yes. The Chairman said to Commissioner Terneuzen that he did not know if they had answered all of his concerns about the risk and did he want to pursue that any further? Commissioner said no he still had his concerns.

The Chairman called for a motion to approve to the resolution.

Motion action of Greer, second by Collins to approve the resolution.

ROLL CALL:

Commissioner Collins	YES
Commissioner Greer	YES
Commissioner Terneuzen	NO
Vice Chairman Sass	NO
Chairman Fuller	YES

MOTION CARRIED. Vote 3-2.

There being no further comments the Chairman moved forward to the next item.

E. NEW BUSINESS: None

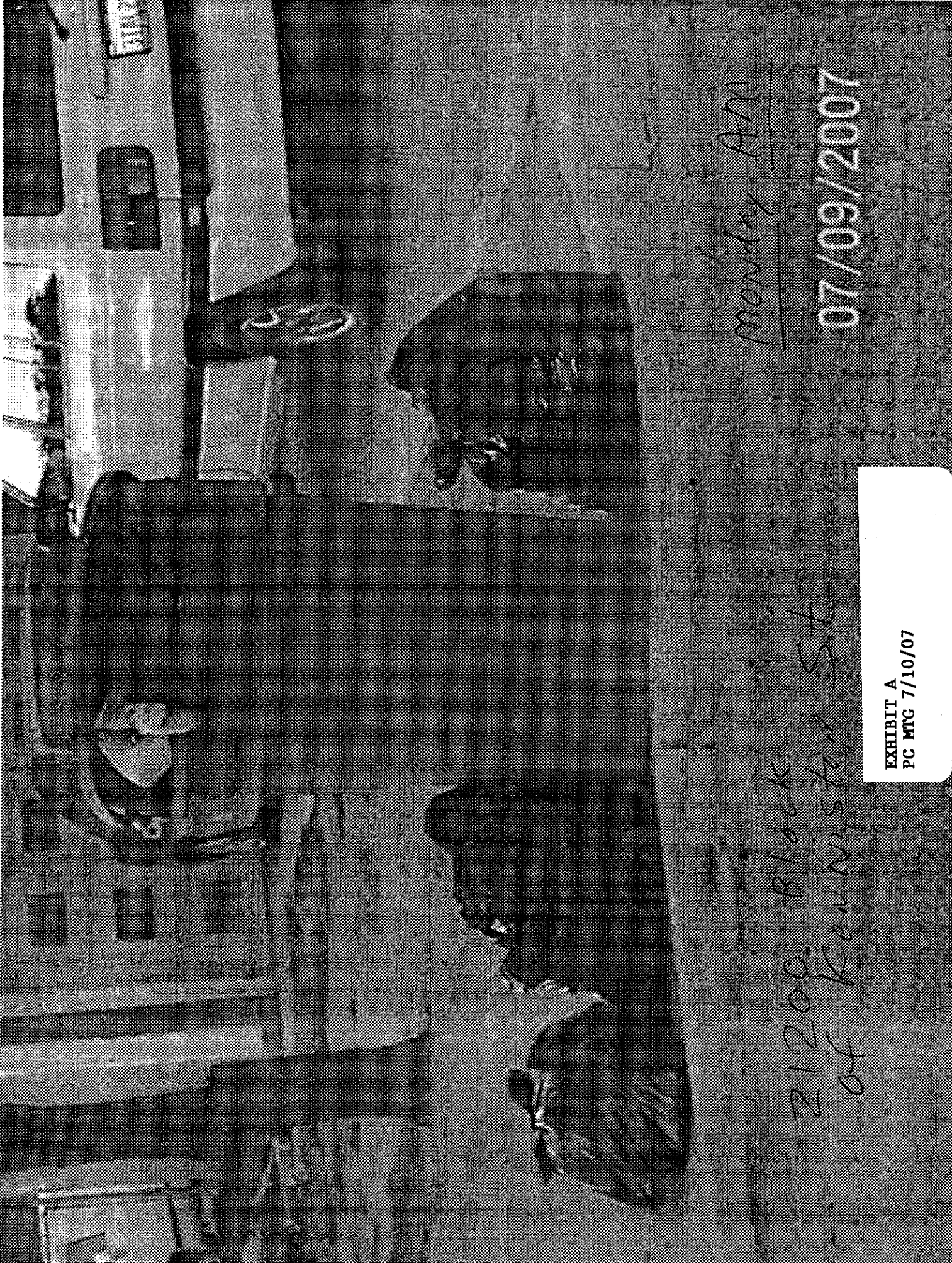
COMMISSION REPORTS OR REQUESTS:

Commissioner Greer said he has noticed a lot of dead animals around his area and he thought it was from lack of water. He wanted to know what does he have to do to bring it to the attention of someone to have them check it out. He had rabbits dead by his front door and then just next to his house was a dead coyote and it concerned him. The Manager said to call animal control.

Vice Chairman Sass commented on the animals are coming in due to lack of water. There are trees along the boulevard that are dying from lack of water and he wanted to know why the City was not watering them? The Manager said he was not sure that all the irrigation works on the boulevard but would pass his concern along to Parks and Recreation Department.

There being no further comments, the Chairman entertained a motion to adjourn.

G. ADJOURNMENT by motion action of Terneuzen, second by Sass at 6:35 p.m.
MOTION CARRIED. Vote 5-0.



Monday AM

07/09/2007

21208 Block
of Kewminster St

EXHIBIT A
PC MTG 7/10/07

1) Staff has requested the attorney to make the following corrections to the multifamily draft ordinance: Page 1 of the draft under Section 9-2.208. (a)(1), change the word covered to enclosed, (a)(2), the last sentence should read two parking spaces for each unit must be enclosed, and finally in (a)(2)(i) the word space should be spaces.

2) Staff asked the attorney how best to handle lots that do not conform to minimum dimensions set forth in the City's Municipal Code and his response was to use a Variance. The cost for a Variance is \$750.00 plus a county document handling fee of \$25.00 and a per lot fee of \$20.00, a public hearing is required before the Planning Commission. A Variance would be applicable to any lot that does not meet the minimum dimension requirements as outlined in the Zoning Code under Site Requirements for each Zoning District:

ZONING DISTRICT	WIDTH	LENGTH
RA	120'	150'
R1	60'	100'
R2	80'	100'
R3	80'	200'
R4	200'	200'
R5	200'	500'
RM1	60'	100'
RM2	60'	100'

Commercial and industrial lots do not have minimum lot dimension requirements.

retained by tract sub-dividers. The City will continue to facilitate lot consolidation for housing development by assisting potential housing developers to contact property owners. The City will actively participate in negotiations on behalf of the affordable housing developers to ensure that present owners are aware of the advantages of the City's housing programs. All lots are suitable for consolidation to better accommodate a large multi-family complex. None of the RM-2 zoned lots have site-specific environmental constraints, and all are served by City water and sewer services. Development of these multi-family zoned lots could occur within the time period identified by this Housing Element.

Multi-family Properties Available for Immediate Development

# Lots	Zoning	Realistic Housing Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income
167	RM-2	1,336	308 units	227 units	267 units	534 units

- There are an additional 8,295 undeveloped, vacant lots in First Community designated for future multi-family housing. None of these lots have site-specific environmental constraints; however, they are not currently served by City water and sewer. Extension of these services would occur as demand for additional multi-family housing develops. The City will adopt a program to monitor the amount of multi-family land being developed on an annual basis and will take steps to initiate appropriate zoning as needed.

Residential Properties Available for Future Development

# Lots	Zoning	Realistic Housing Capacity	Very Low Income	Low Income	Moderate Income	Above Moderate Income
8,295	Residential	33,180	To be allocated as market demand dictates, subject to annual review to meet the very low and low income housing needs.			

- The lots which remain in the central core and which have infrastructure available are located primarily to the north and south of California City Boulevard, the major transportation corridor through the developed portion of the City. There is an adequate land use/zoning mix to permit development of both single family and multi-family units.