

**SPECIAL JOINT MEETING
CALIFORNIA CITY CITY COUNCIL AND CALIFORNIA CITY
PLANNING COMMISSION
TUESDAY, August 29, 2006, 6:00 p.m.
Council Chambers, 21000 Hacienda Blvd.
MINUTES**

OPENING CEREMONIES:

Mayor Adams called the meeting to order at 6:00 p.m. Following the pledge of allegiance, the City Clerk called the roll:

CITY COUNCIL:

PRESENT: Council members Edmiston, Lessenevitch, Dempsey, Adams

ABSENT: Councilman Schafer

PLANNING COMMISSION:

PRESENT: Commissioners Dennis, Greer, Smith, Sass, Fuller

ADOPTION OF AGENDA:

Motion to adopt agenda by Councilman Lessenevitch, second by Councilman Edmiston; carried.

PRESENTATIONS:

Karen Northcutt of Northcutt & Associates presented a visioning workshop for the General Plan Update. See attached Exhibit A and B.

ADJOURNMENT:

Motion to adjourn by Councilman Lessenevitch, second by Councilman Edmiston; carried. Adjourned at 7:30 p.m.

Respectfully submitted by:

Denise Hilliker, City Clerk

**NOTES TAKEN BY NORTHCUTT & ASSOCIATES
AT VISIONING WORKSHOP FOR ANNUAL PLAN UPDATE
HELD ON AUGUST 29, 2006**

Land Use Element Issues/Discussion

- City should influence federal land within its boundaries.
- Bureau of Land Management (BLM) land needs to stay as open space.
- Make area along California City Boulevard commercial from one end to the other. Need to create a tax base. Do not mix commercial with residential.
- Tie "Northgate" into the City. Continuous strip of commercial can feed into a commercial downtown.
- Need outside money to come into the City and invest. This will only occur where the vehicle trips go along Highway 58, not California City Boulevard. Sphere of influence issues need to be addressed to bring in "big money".
- In other cities, downtown areas have failed.
- Need to divide the City into six or seven planning areas to address the characteristics of each one.
- Protect areas around the airport to provide access to land uses there.
- Does not want commercial all the way out to Highway 14.

Circulation Element Issues/Discussion

- "Northgate" is outside of the City limits, would need to access.
- Also need access towards Highway 14 and Highway 58 by-pass.
- Great Circle Drive should extend down the "historic route". Maybe an interchange at 20th Street. This is addressed in proposal for 1/4 cent sales tax extension of 20 Mule Team.
- Frontage Road is used for school buses to stop. Keep frontage roads.
- Extra roads are redundant. The circulation is laid out pretty efficiently. Need to protect those roads.
- Element needs to protect roads and trails in the City. Identify roads, bikeways, circulation for pedestrians.
- Need access for Off-Highway Vehicles (OHV)
- Need to include OHV trails inventory map put together by Friends of Jawbone. Will provide historically used trails.
- Frontage roads need to stay. They separate residential and commercial.
- Provide design criteria for every classification.
- Get children off the roads.
- Provide links between the developments in the community.

Open Space and Conservation Element Issues/Discussion

- See trails discussion for Circulation Element
- Certain new developments (residential) should be required to have parks.
- Building efficiency is very important.
- Look at old General Plan for school and park sites originally identified.

- OHV “folks” camp overnight on SDI parks. Need to keep these.
- Parks provided in new developments should be improved, not just empty lots.
- Need to provide parks in first community where there is existing development. How can they be provided?

Safety Element Issues

No discussion occurred

Noise Element Issues

No discussion occurred.

Services and Facilities Element Issues/Discussion

- Need to look at nitrates in the lake (its green). Water is not secondary; it is tertiary.
- Need to address parks in the plan.
- Need to site police and fire stations to serve the new developments.
- Look at multi-use stations.

Fiscal Element Issues/Discussion

- Define nexus – new development pays its own way.
- Do not increase the cost of building in the City. Builders will go to the other communities.

Other Issues Related to Planning

- More sewer hook ups for areas with septic systems.
- Timing of when fees are paid for new construction.
- Protect how growth occurs on the interior area of the City; develop infill policies to encourage growth in the more central portion of the community.
- Look at providing land for development of light industrial and medium industrial land uses. Need to protect future development areas and access to future development areas for industrial land uses. This will reduce future land use conflicts with residential.
- Remember recreational opportunities. Visitors/residents come to the City for this.
- More industry and jobs are needed.
- Rail access and major transportation corridors.
- Housing efficiency should be addressed in policies. Can possibly be a “public power” community? Can sell power back to the community at a lower cost. (stated by Bill Way)
- Energy efficiency should reflect Title 24; not more.
- Encourage that this be provided above and beyond Title 24. Define methods to do this. “Reward not punish” (stated by Karen Northcutt).
- Use xeriscape to landscape community.
- Use good lighting down main corridor with “soft” lighting elsewhere. Can use solar power for this.

Response to Question, “What is City’s Vision?”

- Wild Idea (Offered by member of public) – Similar to Johnston Island Atoll, provide incinerator for chemical warfare. Would have less emissions than ambient air quality. Need to put downwind from development.
- Keep as a “family community”. Grow as a gradual process. Keep development in balance.
- Take 1/4 section in Redevelopment Area and bring power to it. This will encourage its development.
- Solar farms are good.

Response to Question, “What does City Not Want?”

- Do not want Mega Dump in or near community.