

Workshop called to order by Mayor Paschall. Workshop opened with the Pledge of Allegiance.

ROLL CALL

Councilmembers present: Charles Gee, Dennis Hoffman, Vice Mayor Wade Elliott and Mayor Jim Paschall

Councilmembers absent: Bruce Roundy

Commissioners present: Stephen Shoop, Claire Arano, Shannon Ovard and Chairman Ryan Bentz

Commissioners absent: Byron Denton

Staff present: Scott Friend, Pacific Municipal Consultants; JC Tolle, Interim Chief of Police; Greg Einhorn, City Attorney; Angie Crook, Assistant City Manager/City Clerk

WORKSHOP

Mayor Paschall gave an overview of the topics to be discussed between the City Council and Planning Commission:

1. Housing Element – General Discussion.
2. Housing Element – HE Program HE 2.A.
3. Confirmation and Re-statement of the Planning Commission's General Plan Recommendations to the City Council.
4. Discussion and clarifications concerning the density ranges of the Residential Land Use Designations in the Plan.

Scott Friend, representative from Pacific Municipal Consultants, gave a summary of the Planning Commissions recommendations on the General Plan to the City Council:

- Certified the General Plan's Final Environmental Impact Report (EIR) for the project, made findings and adopt overriding considerations and a mitigating monitoring plan. The vote was 3-2, with Commissioners Arano and Shoop voting against the motion.
- Approved and adopted the updated General Plan with three modifications to the Plan. The vote was unanimous 5-0.
 1. Reduce the maximum permitted density in the High Density Residential (HDR) land use designation from 25 dwellings unit per acre to 20 dwelling units per acre resulting in a permitted density range of up to 20 dwelling units per acre in the HDR designation.
 2. Change the land use designation on the Blair III property (north of Bryant and west of Road M1/2) from a combination of Medium Density and High Density to Low Density Residential. (Remains the current designation on adopted General Plan land use map).
 3. Change the land use designation from Heavy Industrial (I-H) to Light Industrial Commercial (I-L/C). (Remains the current designation of the involved properties on adopted General Plan land use map).

- Approved the Housing Element without a formal recommendation. The Planning Commission explained their recommendation to the Council by stating the current Planning Commission had not yet been re-formed at the time of the preparation of the Housing Element document, thus none of the current Planning Commissioners participated in the process. The vote was unanimous 5-0.

Mr. Friend addressed general discussions related to the acceptance of the City of Orland Regional Housing Needs Assessment (RHNA) units assigned to the City of Willows and concerns regarding the need to re-do the entire Housing Element document.

Councilmembers raised concerns which related to ensuring public input was considered before adoption of the Housing Element and the consultant's role was discussed in regards to the discrepancy of the RHNA numbers. Mr. Friend stated the consultants concerns of the RHNA numbers were expressed to Planning staff. Mr. Friend stated he spoke to Mr. Glenn Campora from the California State Housing and Community Development Department (HCD) and he confirmed the City will be receiving recertification on the revised RHNA numbers as soon as possible.

Mr. Friend gave further explanation on provision HE-2.A, a Conditional Use Permit requirement. HCD considers the Conditional Use Permit from a City a potential regulatory impediment because the issuance is a discretionary action by the City that could be used to prevent future higher-density housing projects. Therefore, based upon the requirement of Government Code 65583 and the strong suggestion from HCD, this provision was written into the General Plan. Concerns were brought forward that removal of this requirement would allow a developer to bypass City planning and zoning requirements and move forward to construction of a project. Mr. Friend stated this is not a true representation of the planning process if the provision was implemented. In order for the provision to be effective, the City would need to amend the Zoning Ordinance, which has not been done at this time. Multi-family projects are still required to receive Conditional Use Permit approval in both R-2 (Medium Density) and R-3 (High Density) zone districts.

Mr. Friend advised his concerns of removing provision HE-2.A. could run the risk of decertifying the Housing Element, which could jeopardize certain grants. Mr. Friend advised the City could actively monitor if there are actual impediments to justify removal of HE-2.A. in the next update in 2014.

Mr. Friend brought forward discussion on density ranges within various land use designations that are contained in the draft General Plan document. Mr. Friend stated staff would be supportive of a lower density for the High Density land use designation (decrease from 25 dwelling units to 16 to 20 dwelling units per acre).

Council and Planning Commissioners discussed a desire for more Residential Estate Land Uses. Discussion occurred on whether the Blair III property could be redesignated as Residential Estates since the property is adjacent to the creek. Commission members felt there is a need for balanced land use designations. The economics should also be considered in regards to larger lots and costs for hook up fees.

PUBLIC COMMENTS

Greg Wickert, 4438 County Road M1/2, request Council to allow the Planning Commission to reconsider the Environmental Impact Report; as there are too many overriding considerations at stake.

Bob Bishop, 224 Mellane Circle, felt the consultant was working for City staff instead of the community.

Trish Saint-Evens, 5625 County Road 15, stated the City should be built out in the best way to provide balanced housing for everyone.

Councilmember Gee stated the City has a policy that would not allow for water hookups unless the property owner and properties in between are annexed into the City.

Jane King, 330 Meadowood Drive, stated she was happy to hear Council's support in changes to the land use designation for Blair III property, as she was disappointed when Creekside Estates project was not considered as Residential Estates.

Planning Commissioners advised due to the timing of their first official meeting, there was a minimal amount of time to review the large volume of materials regarding the General Plan Update. Mixed concerns were discussed among Planning Commissioners and Council on whether there is a need to reconsider the Environmental Impact Report. The Planning Commission advised additional training should be considered.

ADJOURN

Workshop adjourned at 8:50 p.m.

_____ Clerk

_____ Mayor