

ACTION AGENDA SPECIAL MEETING
Joint Work Session Visalia City Council & Planning Commission
Saturday, February 24, 2007
Visalia Convention Center, 303 E. Acequia, Visalia, CA
8:00 a.m. – 1:00 p.m.

City Council

Mayor: Jesus J. Gamboa
Vice Mayor: Greg Kirkpatrick
Council Member: Greg Collins
Council Member: Donald K. Landers
Council Member: Bob Link

Planning Commission

Chairperson: Vincent Salinas
Vice-Chair: Lawrence Segreue
Commissioner: Victor M. Perez
Commissioner: Sam Logan
Commissioner: Adam Peck

PLEDGE OF ALLEGIANCE

CITIZENS REQUESTS – This is the time for members of the public to comment on any matter within the jurisdiction of the Visalia City Council/Planning Commission. The Council and Commissioners ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Council/Commissioners cannot legally discuss or take official action on citizen request items that are introduced today. In fairness to all who wish to speak, each speaker from the public will be allowed three minutes. Please begin your comments by stating and spelling your name and providing your address.

8:00 a.m.

1. Introduction

Council members and Commissioners were all present and introduced themselves. Staff in attendance were also introduced.

2. Work Session Items (*Council may take action or provide direction on these items*)

A. Downtown Development – Form Based Zoning, Parking & Other Dynamics

Mike Olmos gave a presentation regarding Downtown Development and the difference between Traditional vs. Form Based Zoning.

Staff asked for direction and comments on the following: 1) What additional outreach strategies should be implemented to educate decision makers, development community, and the general public about form based codes and how they will be applied in the City? 2) Should the City consult with the Downtown Alliance and other stakeholders regarding the potential for applying reduced parking standards in the core Downtown and converting a portion of parking requirements from a voluntary to mandatory parking in lieu fee obligation? 3) Should off-site parking be prohibited in favor of strategically located public parking facilities utilizing the parking in lieu fee program?

City Council and Planning Commission discussed the above questions. Consensus: Hold public meetings and include experts like PBID, BIA, Chamber of Commerce and the Downtown Alliance and include parking experts for outside opinions.

Phil Bianco, downtown merchant; James Green, Chamber of Commerce; and Barbara Hood, PBID; spoke during public comments of the above item.

B. Discussion of process to incorporate Smart Growth and Neighborhood Sustainability Strategies into City Development Standards

Fred Brusuelas gave a presentation regarding Smart Growth and Neighborhood Sustainability Strategies.

Council Members and Commissioners discussed using the Ahwahnee principles as the basis for adopting Smart Growth Policy and Smart Growth Initiatives and establishing a Smart Growth Task Force to draft the policies.

Mike Lane, Amy Shucklian, Teresa Lane, Greg Martin, Robert Graeber, spoke during public comments on the above item.

Consensus: Form a Smart Growth Task Force that includes two Council members and two Planning Commissioners to work with staff, the Home Builders Association, the Development Standards Task Force, and the school district to draft Smart Growth Policies for Visalia, using the Ahwahnee principles as a basis. The task force will present the draft policies to both City Council and Planning Commission. Public meetings and hearings will be held to inform the public.

C. Update on Undeveloped Residential Land Report from Joint City Council-Planning Commission Workshop of June 12, 2006 and discussion and direction on development within the 129,000 and 165,000 population boundaries currently designated in the General Plan.

Brandon Smith gave the presentation on the item. Council members and Commissioners discussed Urban Growth Boundaries, the methodology for differentiating developed vs. undeveloped parcels. No action taken, but continue to discuss at future joint meetings.

D. Overview of 2006 Annexation Activity and Policy Considerations for Future Annexations

Paul Schiebel presented the item on annexations and policy for future annexations. Council members and Commissioners discussed the staff report as well as a document from Council Member Greg Collins regarding strategies for urban infill, affordable housing and a healthier environment.

The staff reports for items C & D as well as Mr. Collin's document will be circulated to further discuss these topics at the next joint meeting.

Public comments on items C & D were heard by Mr. Randy Hill of Fresno.

3. Topics for Next Meeting

4. Adjourn

12:15 p.m.

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Upcoming Council Meetings

Monday, March 5, 2007 - City Hall Council Chambers

Monday March, 19, 2007 - City Hall Council Chambers

Monday, March 26, 2007 - Joint City Council/Planning Commission (4:00 p.m. Convention Center)

Work Session 4:00 p.m., Regular Session 7:00 p.m.

City Hall Council Chambers
707 West Acequia Avenue