

February 25, 2021  
 6:00 p.m.  
 Zoom Meeting

1. Call to Order
2. Roll Call

GPAC members: P= Present (10) | A= Absent (5) | Ch = Chair | VCh = Vice Chair (See Item 3)

P	Michael Vo Mayor	P	Margie Drilling Measure HH Committee	A	Karl Lutke At-large FV Resident Quadrant 1
P	Ted Bui City Council	P	Jim Cunneen (Ch) FV Elementary School Board	P	Clarence F. Alvey Jr. At-large FV Resident Quadrant 2
P	Azzam Saad Planning Commission	P	Paula Coker FV Chamber of Commerce Board	A	Robert Alcantara At-large FV Resident Quadrant 3
A	Ramon Galvez-Arango HCD Advisory Board	P	Emily Randle FV Large Business Rep.	P	Sheri Vander Dussen (VCh) At-large FV Resident Quadrant 4
A	Vince Sosa FV Community Foundation	A	Matt Cortez OC Board of Realtors	P	Bonnie Castrey HB Union HS District Rep.

General Public: approximately 15 members of the public were also in attendance.

3. Elect Chair

Since the GPAC last met in 2019, three members, including the Chair, transitioned off the GPAC based on changes in the City Council and the untimely passing of Bill Cameron. The GPAC voted unanimously to elect Jim Cunneen as Chair and Sheri Vander Dussen as Vice Chair.

4. Status Update

The consultant team recapped the updated project schedule and briefly reviewed the topics discussed during GPAC Meeting 4.

5. New Business

A. GPAC vision / issues reminder

- i. The consultant reiterated the intent of the General Plan Update and revisited the vision statements that were finalized during GPAC Meeting 3.

B. Fiscal implications of land uses

- i. Fiscal sustainability is a driving consideration for the General Plan Update. The consultant team presented an initial analysis of the City's fiscal position based on annual budgets, accounting for Measure HH, and market trends.
- ii. The City's largest revenue streams are from sales tax (43 percent) and property tax (40 percent). The largest expenditures are for emergency services: Police (38%), Fire (25%), and Public Works (17%).

C. Housing Element Law – RHNA and adequate sites tests

- i. The consultant reviewed the RHNA planning cycle information presented at GPAC Meeting 4 and focused on the potential for vacant and underutilized land to accommodate much of the 6<sup>th</sup> Cycle allocation.
- ii. Next, the consultant introduced the criteria put forward by the California Department of Housing and Community Development for cities to evaluate the suitability of a vacant or underutilized parcel. The criteria are intended to ensure that a site designated for future housing, specifically affordable units, are appropriate for housing and can be realistically developed during the planning period.

D. Land Use / Opportunity Sites

- i. The consultant began by reminding the GPAC members that their role is advisory in nature, and that any discussions or results from voting are not formal decisions to be carried out by City staff.
- ii. The consultant then reviewed the details of a potential mixed-use designation and inclusionary housing ordinance.
- iii. Next, the consultant reintroduced the final RHNA allocation as a preface to the staff's preliminary vision for the feasible opportunity sites and interspersed ADU development.
- iv. The owners of two opportunity sites (Slater Investments and Miller/Harvest) gave brief presentations on their respective development concepts.
- v. Selecting from a range of potential development intensities, the GPAC members voted on the number of units they supported being developed on each feasible opportunity site. The goal was to understand GPAC's comfort levels for a theoretical distribution of housing units and to understand if that distribution would meet or exceed the number of units allocated through the RHNA. Below is the largest amount of development intensity supported by at least half of the GPAC:
  - a) Golden Triangle – 100 total units; 100 affordable units
  - b) Crossings SP – 1,000 total units; 500 affordable units
  - c) Southpark – 1,000 total units; 500 affordable units
  - d) Warner Square – 200 total units; 30 affordable units
  - e) Slater Investments – 225 total units; 34 affordable units
  - f) Miller Property – 600 total units; 90 affordable units
  - g) Smith Farms – 25 total units; 4 affordable units
  - h) Boomers – 250 total units; 38 affordable units
  - i) Harbor Shopping Center – 600 total units; 90 affordable units
  - j) **Opportunity Sites Total** – 4,000 total units; 1,386 affordable units
- vi. Finally, the consultant presented a map of the City where no changes to land use designation are proposed. The map displays the Current General Plan designations with only the feasible opportunity sites covered. The GPAC unanimously voted to accept the proposed citywide General Plan land use map as proposed by staff (attached) that excluded the feasible opportunity sites.

- E. Next Steps and Schedule
  - i. The consultant revisited the overall project schedule and highlighted key dates in the future. The next GPAC meeting is scheduled for March 11<sup>th</sup>.
- 6. Public Comments
  - A. L. Alejandra Reyes – commented that the City is not doing enough to provide fair, affordable housing, and cited concerns that voting could not be viewed by the public, the meetings were not being recorded, and that the public was not being provided enough opportunity to speak at the meeting.
  - B. Pat and Gina Gleeson – “We own the property located at 8850 Warner Avenue. We are wondering if this could be a viable site for medium-density residential with retail component (like many properties located downtown HB such as Plaza Almeria, Town Square, etc.)”
- 7. Committee Comments
  - A. No comments were made.
- 8. Adjournment to Next Meeting (March 11, 2021)
  - A. GPAC Meeting #6 | Location ZOOM Webinar | 6:00-8:00 p.m.

ATTACHMENTS / LINKS

- None