

**GENERAL PLAN ADVISORY COMMITTEE OF MONTEREY PARK
AGENDA**

**SPECIAL MEETING
Monterey Park City Hall Community Room
320 West Newmark Avenue**

**Monday
April 1, 2019
6:30 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

ROLL CALL

Chet Yoshizaki, Lincoln Lee, Nancy Arcuri, Jack Chiang, Michael Schlegel, Dave Jones, Bob Machuca, Joe Reichenberger, Michael Hamner, Paul Isozaki, Yukio Kawaratani, Thomas Wong, Walter Beaumont, Yvonne Yiu, and Rodrigo Garcia

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS – None

[2.] CONSENT CALENDAR

2-A. APPROVAL OF MINUTES

It is recommended that the General Plan Advisory Committee:

- (1) Approve the minutes from the meeting of March 11, 2019; and
- (2) Take such additional, related, action that may be desirable.

[4.] OLD BUSINESS – None

[5.] NEW BUSINESS

5-A GENERAL PLAN UPDATE WORKSHOP – LAND USE ELEMENT.

This workshop constitutes the second meeting of the General Plan Advisory Committee (“GPAC”). It is anticipated that the workshop will not result in the GPAC taking any particular action. Instead, City staff and representatives from the City’s land use consultant (MIG) will be reviewing items discussed at the March 11, 2019 GPAC meeting; providing an overview of the stakeholders interviews; discussing the conditions that influence Planning; and looking ahead to the April 15, 2019 meeting. The GPAC will be reviewing potential updates and revisions to the City’s General Plan including, without limitation, land uses, circulation, and economic development.

[6.] COMMITTEE COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next meeting anticipated for April 15, 2019.



General Plan Advisory Committee

DATE: April 1, 2019

AGENDA ITEM NO: 2-A

TO: General Plan Advisory Committee
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
BY: Samantha Tewasart, Senior Planner
SUBJECT: General Plan Advisory Committee Minutes

RECOMMENDATION:

It is recommended that the General Plan Advisory Committee consider:

- (1) Approving the minutes from the special meeting of March 11, 2019; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark A. McAvoy", is written over a horizontal line.

Mark A. McAvoy
Director of Public Works/City Engineer

Attachments:

Attachment 1: March 11, 2019 General Plan Advisory Committee special meeting minutes

ATTACHMENT 1

March 11, 2019 General Plan Advisory Committee special meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK GENERAL PLAN ADVISORY COMMITTEE
SPECIAL MEETING
MARCH 11, 2019**

The General Plan Advisory Committee of the City of Monterey Park held a special meeting of the Committee in the Community Room, located at 320 West Newmark Avenue in the City of Monterey Park, Monday, March 11, 2019 at 6:30 p.m.

CALL TO ORDER:

The meeting of the General Plan Advisory Committee began at 6:30 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Members Present: Lincoln Lee, Nancy Arcuri, Jack Chiang, Michael Schlegal, Dave Jones, Bob Machuca, Joe Reichenberger, Michael Hamner, Paul Isozaki, Yukio Kawaratani, Walter Beaumont, Yvonne Yiu, and Rodrigo Garcia

Board Members Absent: Chet Yoshizaki, Thomas Wong, and Danny Johnson

ALSO PRESENT: Samantha Tewasart, Senior Planner; Ron Bow, City Manager; Mark McAvoy, City Engineer; Frank Lopez, Assistant City Engineer, Inez Alvarez, Director of Recreation; and Jeffrey Rimando, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:** None

[4.] **OLD BUSINESS:** None

[5.] **NEW BUSINESS:**

5-A GENERAL PLAN UPDATE WORKSHOP – LAND USE ELEMENT

Planner Tewasart gave a brief overview of the meeting and speaking instructions, and explained how the workshop constitutes the first meeting of the GPAC Committee.

Consultant Stetson introduced herself and other colleagues at MIG. She discussed the length and flow of the meetings and went over the agenda and talked about the scope of the schedule. She explained how the schedule is very fast paced because they want to make sure that the first phase is wrapped up in July in order to qualify the general plan land use element for the November ballot. She stated that the bulk of the meeting constitutes assets, challenges, and opportunities for the next 20 years in Monterey Park and provided

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a brief overview of what a General Plan is. The General Plan lays down the foundation of what the community wants the city to be. She explained how this long term General Plan strives for completion in 2040. It is not a stagnant document as the plan should react to certain events. The GPAC is to address the land use element, economic development, and the circulation element. To be done in two phases: Land use is first but economic development will parallel that and Circulation is the second phase.

Consultant Stetson gave an overview of the land use element, circulation element, and economic development. Land use guides what type of use can go on a property and what it looks like. Circulation element guides how you move about through town. It includes streets, mobility, and infrastructure. Economic development discusses strategies that the city will pursue to meet its economic goals. She informed the GPAC how they have a traffic consultant as part of their team. It is a firm called KOA that is based in Monterey Park and worked on the General Plan 20 years ago. She recommended that the committee read the healthy communities and sustainability elements which are other elements of the General Plan. They work in concert with land use elements. She explained how the housing element has to be updated every 8 years.

Member Rodrigo Garcia inquired about the process of how staff would look at the progress of the General Plan. Planner Tewasart explained how it is checked not in the sense of an annual report, but when entitlement applications go through the planning commission or city council process they will review whether a project is consistent with the general plan and how it is achieving the goals and objectives of the general plan.

Consultant Stetson explained how she does not want to start from scratch with the General Plan, but wants to figure out what has been working in the General Plan and to make sure that the land use element and other elements meet the current state laws.

Member Dave Jones inquired if the general plan is an actual portfolio or a guideline directing other projects. Consultant Stetson explained how the general plan is a policy foundation document. There is a check to see if a project is consistent with the general plan. Member Jones restated that the General Plan is a list of guidelines for projects within the city that they need to adhere to. Consultant Stetson replied yes. Member Jones inquired if there are milestones that have to be met. Consultant Stetson replied no.

Member Jones recalled that the new governor has threatened to sue if cities are not keeping up with their housing plan as far as low income housing. He questioned where Monterey Park is in terms of the housing element and if they are under threat of the new governor. Consultant Stetson replied that they will not be looking at the Housing element directly. However in 2 years, the city would have to adopt a new Housing Element. As part of the land use element, the city needs to make sure there is land designated for housing growth. Cities are not penalized if houses are not being built. She explained how Huntington Beach was being sued due to them un-zoning land designated for housing growth. She explained the reasons for updates moving forward. It is important to reach out to the community to obtain opportunities and challenges since Monterey Park is an evolving community.

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Consultant Jose Rodriquez went through the schedule. They are starting stakeholders interviews, meeting city council members as well, jump started on technical studies, looking at parcel data, environmental constraints data, fault zones, flood areas, engagement with the community programs have already started, intercept meetings, going out to the community and have displays at big engagement events like the Cherry Blossom Festival, going to work with city staff and have interactive displays. Hope to touch base with Monterey Park residents and acquire feedback. This gets to around May. They hope to get draft elements for the August deadline. They are going to update the zoning code. A team with MIG will be preparing the Environmental Impact Report that will be based off the Land Use Plan. Once they get through the Land Use Element and the November elections, they will start working on the circulation and economic development elements. This part of the schedule will be around 6 months. He provided a brief overview of the team and the roles of the members. There will be a full blown interactive website that will have documents, forms, summaries, calendar event items, an online community survey to garner feedback from the public, several community workshops, and a multimedia campaign using social media, cable TV, and looking for different outlets to engage the community.

Consultant Stetson asked if people have ideas for events or locations for intercepts. Members of the GPAC recommended Costco, Atlantic Square, Atlantic Times Square, Starbucks, city parks, Mark Keppel High School, library, farmer's market, Langley Senior Center; ELAC, LA Fitness, 24 Hour Fitness, Garfield Hospital and Monterey Park Hospital, Bank of America, post office, Chick-fil-A, and In-N-Out. Consultant Stetson stated that this would probably be all that they could fit in for the first three weeks.

Consultant Stetson stated that when acquiring feedback, it is important to identify if that individual is from Monterey Park or not. She is interested in talking to people coming into the community to see what about Monterey Park is attractive to them. Consultant Stetson stated that now they are going to go over the homework assignment regarding the map and questions. The homework assignment asked what is working, not working, and what needs change in Monterey Park. The point of this exercise is to get a lot of ideas out. Land use is the focus, however any ideas on circulation is wanted.

Member Bob Machuca stated that he has been a resident of Monterey Park for 20 years. He believes that what has worked in Monterey Park is that you can raise a family and it is safe. Monterey Park has that "homey" feel and it is a great place to raise a family.

Member Paul Isozaki stated that he has been in Monterey Park for a long time and the most important resource of the city is the people. There are good and hard working people that do not know how to get involved in politics.

Member Jones stated that he has lived in Monterey Park and Alhambra for years and believes that economic development in Monterey Park lags. There is only one car dealership and most people do not know that Monterey Park has one. He stated that the development of Market Place took a long time although it is a great development. His impression of Times Square is that it is not that great of a development from a city perspective. He stated that it looks underutilized and that he can go and watch a movie and

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get a seat anytime without waiting in line as opposed to Regal in Alhambra and AMC in Montebello. From an economic development perspective, wants to know where Monterey Park sits in terms of tax revenue per capita compared to other cities in the San Gabriel Valley.

Member Garcia stated he agrees on the condition of Times Square. A good example that he saw is the Atlantic Square and the Market Square. He does not know how it is doing economically but it seems like they are doing well.

Member Michael Hamner stated he agrees with Member Jones about Times Square lacking stimulation. He questioned why the mixed-use overlay has not been working. Alhambra has built some but has not been as successful either. He questioned what Monterey Park's identity is. Variables change whether you are in the urban or suburban setting. Monterey Park's threshold is usually for suburban conditions. However, there are many urban issues that Monterey Park has to face. For example, as more residents move in, traffic is going to be even more of an issue. He stated that there was a downtown parking plan in the last element and does not believe that it was ever executed. He questioned how brick and mortar could be utilized in Monterey Park. Looking at Garvey/Garfield down to Atlantic and how do the mom and pop parcels affect the community in the future.

Consultant Stetson stated that the vision for Garvey is one of the most critical aspects of the General Plan and that it is largely driven by how people shop and the demand of housing.

Member Hamner stated that one of the big issues is what Monterey Park's new model for tax generation. He stated that if they are adding housing, they also need to have more tax-based services to provide quality of life. He questioned how Monterey Park is dealing with ADU's. He stated that they have to implement some level of housing and how it plays in the R-1 neighborhoods. He questioned what the vision for new development is since it goes hand in hand with tax base. He stated that the circulation element is so critical to this community. However, Monterey Park is a bit land-locked and certain areas are out of their control.

Consultant Stetson stated that the decision of the state legislature not to extend the 710 freeway and how it will affect trips to Monterey Park influences the circulation element.

Member Garcia stated that Metro just allocated around five hundred million dollars for the corridors for cities to improve the mobile access. Cities would have to work together; therefore, it poses a big challenge.

Consultant Stetson stated that this is a big challenge and that it will be difficult to work with that vision into the timeframe of the General Plan.

Member Hamner inquired if this community will incorporate calming and road diets. They have been talking about this issue in regards to Garvey for 20 years to gear it more towards

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pedestrians. He mentioned that the General Plan indicates how the city manages quality of development and that this community has had a difficult time with poor management with CUP's and DRB's. He stated that what has worked is the fact that Monterey Park has development and development oversight. Things that have not worked are mixed uses such as Times Square because it is not doing its job, parking conditions and development in making a pedestrian and commercial retail environment, lack of enforcement of DRB and resolutions.

Member Jones stated that food is one of Monterey Park's assets for food. Monterey Park used to be the place to go for Asian food; however it has ceded that reputation. He stated that there is a lot that Monterey Park can do in regards of adding good food businesses. One way to help mom and pop retailers is to encourage more cutting edge food restaurants which will allow visitors to explore the area.

Member Michael Schlegal stated that the good points of Monterey Park are good police, fire, clean city, city administration and councilmen are very accessible and approachable. He wants to see more family-style restaurants where there is space for children to play. If staff will strive for more family-style restaurants, he can give descriptions of restaurants he visited in Northern California. It would be a good idea for Atlantic Times Square to have that. He stated that there is a need to encourage Monterey Pass Road to add industry, manufacturing and distribution because the city has to produce to survive and encourage investment in that area. Concerning housing, Monterey Park has a problem with illegal boarding houses and stated that there are new architectural designs for boarding houses and wants to implement something like that into Monterey Park.

Consultant Stetson stated that the boarding housing issue is an interesting one. Back then, boarding houses were a popular way of housing people and today, we have renamed it co-housing.

Member Walter Beaumont stated that boarding houses were slums and not an efficient way to house people.

Consultant Stetson stated that the goal is to have good quality of any type of housing that could meet the needs of people throughout certain stages of their lives.

Member Reichenberger stated that ELAC students have a tremendous need for student housing.

Member Beaumont stated that raising the standards across the city is essential and would have to come from the vision, staff perspective, and community perspective of what is acceptable. He stated that there is a need to address the illegal boarding house and that there are 3 things that are important for a city to grow: 1) attract investment; 2) attract people; and 3) attract ideas. He stated that you will never have enough money so you need investments and must attract the right people. He stated that the city builds too many low income senior housing projects which as a result distorted Monterey Park's demographics. Most people in the city are very young people with no money and older people with no

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money which will not benefit a long term economic development strategy. Most young people leave Monterey Park and do not come back. The school districts are inconsistent. Balancing the demographics is the long term problem so the vision needs to be aligned with that. Consultant Stetson stated that the demographics issue is a tough one to address.

Member Jones states that the problem for young kids is that you can't graduate and buy a house right away.

Member Joe Reichenberger stated that he has lived in Monterey Park for 44 years and gives an engineering standpoint. He lives on a hill and a concern is viewshed protection. There needs to be something in the development standards that addresses obstructing views. The city has not done well with secondary impacts of mansions. More people, more cars on the streets, and more impermeable surfaces, which means more stormwater runoff. A big issue is stormwater runoff and the need to mitigate that. The hillside cannot percolate that stormwater runoff. "Common mitigation areas" need to be addressed in the General Plan. Consultant Stetson replied that these issues will probably be addressed in the infrastructure plan.

Member Reichenberger stated that he brought up these issues because he believes there is a land use element. He discussed how the plan needs to address the width of streets and stated that road diets are not the answer. Consultant Stetson explained that a road diet is when you reduce the number of car lanes and put in bike lanes or other things.

Member Reichenberger stated that the city needs to work with Caltrans, Alhambra, and Montebello dealing with the ingress and egress off of the 60 and the 10 and that that area is a "death trap". This area has got to be fixed. He stated that circulation needs to address the aging population and he does not want to take a bike around town. He inquired how people are going to get to the gold line. Maybe have parking around transit areas.

Member Jones inquired if Metro has announced what the extension of the Gold Line is going to be. Member Beaumont replied that the Gold Line will go to the 60 and the 5. Consultant Stetson stated that no decision from Metro has been made yet. Member Beaumont stated that there was something about running it up to S El Monte if they go the 60 route and maybe connect into the transportation center. There is no timeline regarding S El Monte.

Member Garcia stated that the city needs to have better interaction with ELAC and the Alhambra unified school district. He stated that there is a lack of integration between the city and these schools. He believes that stormwater management is important and the city needs to be more proactive regarding this. Need funding and need to do something big. He believes affordable housing is important for the future and that communication and emergency preparedness is really important. We are due for a devastating earthquake so communication is important and believes that transit is important. He proposed that along the transit around the stations, in collaboration with Montebello, to strive for high density housing and believes that public transportation is the future.

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Member Yvonne Yiu stated that she agrees with a lot of the previous points. She stated that she is an environmentalist therefore her vision includes lots of trees, flowers, solar panels, and modern design buildings that attract new businesses and people to spend money here. She hopes to increase tax revenue for commercial businesses and not for the residential. She stated that she is more of a "money" person having worked at Meryl Lynch and proposed providing easier approval for FAR, highrise buildings, larger square footage for commercial development, increasing square footages that would attract people to do business. For existing businesses willing to remodel especially on Garvey Avenue, she hopes to have a facelift for the city. From Atlantic Times Square to Garvey there is a difference in the look of the city.

Consultant Stetson inquired if one of the comments is to make the development process easier. Member Yiu believes that the city has done a very good job in bringing in businesses such as Costco and In-N-Out and hopes to continue this trend. Consultant Stetson inquired if the comment is to have more national brands to balance the mom-and-pop shops that predominates the city. Member Yiu proposed mainstream shopping malls to attract the mainstream audience. In order to execute these goals, funding is key and stated that her strength is to bring more funding, sponsorship, and resources to the city. She would like to use her connections and resources for the city. Focused on charity work and wants a great future for her sons.

Member Beaumont stated that the three strengths to build on are the city's financial banking system, health care system, and ethnic foods. Claimed that there were really good restaurants, however those restaurants have not been investing and have run themselves down. This is something that needs to come back up again since the quality is lacking.

Consultant Stetson stated that a series of interviews were conducted the week before with some community leaders. Found out that there is a big annual shopping center convention in Las Vegas and that Monterey Park has a presence there. The community leaders said that people at the convention recognized Monterey Park because of the big development on the 60 freeway. Due to the feedback from the community leaders and Monterey Park being ranked third best place to live in, the city is getting back into the consciousness of investors.

Member Beaumont stated that he had an opportunity to meet with the brother of the Mayor of Bogota and founder of Ciclavia and he has an organization called 880 cities which has a vision of a city accommodating to all types of people. For example, a city that could work for someone that is 8 years old to 80 years old. This would be something to look at given the demographics.

Member Arcuri stated that parking is a problem because it hinders people to shop in the area if they can't find a place to park and wishes for Downtown Monterey Park to have "universal shopping" meaning more diversity to attract more kinds of people. She stated no more selling City property and proposed more parking.

Member Yukio Kawaratani stated that the good qualities about Monterey Park are the proximity and access to Downtown LA, regional access, single-family houses, good public

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facilities, excellent recreation facilities, good educational facilities, good schools such as Mark Keppel, a lot of restaurants, community bankers, Costco. The problems are the lack of department stores, only one auto dealer, inadequate parking, non-completion of the 710 freeway, no large sites to do some economic development. For revisions, wants to remain as a single-family character of Monterey Park and encourage planning on street trees and trees on front yards. Need to provide more housing. Need to synchronize and prioritize main streets in terms of traffic. He wants the team to take stronger measures.

Member Jones proposed that the team does not overlook services. He worked in banking and services produce more dollars per physical unit, more people for physical space unit, and tend to pay employees higher salaries. Space in Monterey Park is expensive. One of the biggest issues is parking. He stated that we may not have as many cars in the future therefore we may actually want fewer parking spaces. The street along the 60 on the way to Market Square is already packed. There are already no parking spaces for Costco. He could not park at Guitar Center because of all the people parking at Home Depot and Costco. He stated to look into the idea of road diets to discourage car use. We live in a desert; therefore water will be an issue so we have to look at sustainable gardens. Need to look at more native plants that can survive in this environment as oppose to looking for beautiful plants that would require more water. He stated that these are difficult subjects to grapple with.

Member Lincoln Lee wants to clarify if we are talking about development in 20 years because in the future, there might be driverless cars. He inquired about what the city is going to do with parking structures, garages, etc. if we move away from cars.

Consultant Stetson stated that it is important to look into the future in order to plan and make steps. If in the future, it's all driverless cars, then maybe there needs to be a centralized parking space or structure. She read that new parking structures are being design with floors so that they can be converted to something else in the future. She encouraged bold ideas from the committee.

Member Lee stated that he is wondering about the existing commercial mom and pop shops and if the city could strive for mixed use such as having living units on top of the businesses. He proposed the idea of living, eating, and working in Monterey Park so that we longer need to drive. It would help ease traffic and could take public transportation to the train and can go anywhere. He questioned if we want to see something in 20 years or single-family homes that occupy the entire city without much change in the zoning codes.

Consultant Stetson replied that it might be possible to do both. The city has good geography and a good foundation to execute one way or the other.

Member Lee inquired where we want to go as a city, looking into co-work, co-living space, etc. He has seen beautiful co-work spaces in downtown. He questioned if we should research deeper into this and possibly add to the zoning code. Consultant Stetson replied that these are the types of questions that will go out to the public.

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Member Lee stated that three bedrooms over \$900,000 cost too much therefore need more affordable housing. Need housing for teachers, fireman, etc. Member Hamner stated that they were originally built as condos but is now apartments. He questioned where the vision is with mixed use. He stated that mixed use in general terms works in lots of cities where they have a lot of space. If Monterey Park wants to grow in population, probably can't go around the idea of mixed use unless the city starts subdividing properties.

Member Jones stated that the core question is how big of a city does Monterey Park want to be.

Member Hamner stated that mixed-use brought in residential to areas originally zoned for commercial. It has the potential for that live and work situation. If mixed use is not working, it could be the cost of housing. Have to make it economically feasible to live/work.

Consultant Roger Dale stated that mixed use can be vertical or horizontal. A lot of vertical mixed uses in Southern California have not lived up to people's vision. Some people just bought those places just because it was a place to live and not utilize the commercial aspect. Mixed use would typically happen on an established commercial property.

Member Yiu stated that she rents a 3 bedroom unit in Atlantic Time Square and it is \$4000 per month for her mother and son. It had a waiting list of 30 people. Her mother and son enjoy the commercial businesses below and not having to drive. Consultant Stetson stated that that example was a good first hand perspective, confirming that Atlantic Time Square attracts a different group of people. Member Yiu stated that it attracts people who do not drive; students; and seniors.

Member Jack Chiang stated that 20 years ago the city hosted an economic development discussion. At that time Monterey Park was anti-development. 20 years later, the economic development had garnered some success with the development of Costco and other shopping centers. He thinks that Atlantic Times Square is not as successful because of the location, type of use, and the mass and scale is not appropriate for the site. He would like to see in the next 20 years diversification of professional, service, and retail to balance out hospitality and restaurant business. He believes that Monterey Park is lacking professional businesses. See more objective to encourage professional, business, and retail use.

Member Chiang stated that as far as land use, he proposed to increase density along Riggin near ELAC. That area has more transitional use from shopping to education center and to transit. He would like to see Garvey Avenue to be developed similar to Main Street in Alhambra. He believes that Main Street is successful in terms of renovating that corridor and that mixed-use has to do with the location and height. Mixed-use at the intersection of the 10 freeway at Atlantic may not be the appropriate use. He proposed that a workable scope would be along Garvey and New Avenue around 2-3 stories high. He believes that building has gotten too high on North Atlantic Boulevard and prefers Alhambra's model.

Member Chiang stated that he would like to see city encourage further commercial/industrial use along Corporate Center Drive such as high tech companies. Then services can be built and grow job base for the citizens. He would like to see further

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medical use along Garfield Avenue. Garfield Medical Center is one of the city's greatest assets. He would have to address cannabis use, Airbnb, and ADU's. He expressed concerns with hillside development such as bulky developments going downhill so that the view isn't obstructed and would like a hillside development plan.

Consultant Stetson stated that all the information taken will be carried over for discussion topics for the next 3 meetings and wants to figure out what is the best time to meet. The GPAC decided to stay on Mondays at 6:30 by show of hands. The next two meetings were set for the 1st of April and 15th of April. Hold of scheduling for the last meeting because they want to see how much data to process.

Speaker Mark Rutherford commended the committee stating that they had great ideas. He stated that there are places in the city with unusual zoning due to changes in 20 years. Hoping the city will take into consideration the residential uses pockets in commercial zones.

Consultant stated that these meetings are available to the public. Therefore, there will be a time for public comments and that these meetings will be informal. In the end, the committee will make a recommendation to the Planning Commission for a preferred land use plan.

[6.] COMMITTEE COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 8:45 p.m.

Next regular scheduled meeting on April 1, 2019 at 6:30 p.m. in the Community Room.

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