

**CITY COUNCIL COMMITTEE ON
DEVELOPMENT AND TRANSPORTATION
Special Meeting Minutes
June 30, 2014**

CALL TO ORDER

The meeting was called to order at 5:01 p.m. in Room 1600 of the City Hall Ross Annex.

ATTENDANCE

The following Committee Members were present: Vincent Sarmiento, Michele Martinez,
David Benavides (5:15 p.m.)

Staff present were: David Cavazos, City Manager; Karen Haluza, Interim Executive Director/Planning & Building Agency; William Galvez, Interim Exec. Director/Public Works Agency; Ryan Hodge, Assistant City Attorney; Carlos Rojas, Police Chief; Gerardo Mouet, Exec. Dir./Parks, Rec. & Comm. Svs.; Scott Kutner, District Manager; Jason Gabriel Principal Civil Engineer; Alma Flores, Senior Management Assistant; Leigh Eisen, Downtown Development Liaison; and Rosa Barela, PBA Executive Secretary.

Consultant present: Cathy Higley, Vice President of Transportation/Cordoba Corporation

PLEDGE OF ALLEGIANCE – Chairman Sarmiento

PUBLIC COMMENTS

Debbie McEwen spoke in support of reduction of fees for Historic Register designation and Mills Act agreement fees.

AGENDA ITEMS

1. APPROVAL OF MINUTES:
 - A. March 6, 2014 Meeting
 - B. April 28, 2014 Special Meeting

Motion by Vice Chair Martinez and seconded by Chair Martinez to approve the minutes and approved unanimously by a vote of 2:0 (Benavides absent).

2. STREETCAR PROJECT UPDATE

Mr. Cavazos provided an update on the Streetcar Project, provided a summary of the three public meetings and public outreach notification process, noted the majority of attendees support the project with concerns on construction impacts, discussed the locally preferred selection criteria, reviewed the schedule for environmental review and the next steps. Mr. Cavazos noted the Locally Preferred Alternative (LPA) is scheduled to go to Council on August 5, 2014 and to OCTA in the fall with an analysis of the schedule and financing options; reviewed the city's financial commitment, and discussed the timeline.

Peter Katz, Com-Link member, spoke support of the project noting he attended the three public meeting.

Vice Chair Martinez thanked Mr. Cavazos, staff and consultants, added the importance of guidance and support of the project when it goes to OCTA, noted the need for walkability and bikeability for pedestrians and cyclists

Cathy Higley, Consultant from Cordoba Corporation, spoke on the public meetings.

Chairman Sarmiento noted to start the line in the city is significant along with the stimulus to the city and thanked staff.

Committee member Benavides arrived at 5:15 p.m.

Committee member Benavides asked for the last week of comment period for the project, that an email be sent to community groups and the Chamber for any last minute feedback and comments.

3. DISCUSSION OF THE REVISED REQUEST FOR QUALIFICATIONS FOR THE DEVELOPMENT OF THE THIRD & BROADWAY PARKING STRUCTURE SITE

Ms. Haluza provided background information on the initial Request for Qualifications (RFQ) that was sent out, noted proposals received, discussed the Mini-Technical Assistance Panel (Mini-TAP) conducted by Urban Land Institute (ULI) professionals on the project who provided technical advice. Staff took the feedback, had a parking management study done for the site and had urban designer John Kaliski of John Kaliski Architects draft up specific modeling of the site which Ms. Haluza then reviewed.

Mr. Cavazos noted the city would be financially responsible for any public parking below grade and the developer would be responsible for anything above grade based on their needs, noted an architectural allowance will be placed in RFQ and discussed financing.

Vice Chair Martinez noted the importance of the parking study, the marketing for the locations for alternative parking during the construction, and the possibility of partnering with the County for parking on weekends and asked Mr. Cavazos to list all of the city's assets in the downtown for any facilities that are underutilized for other opportunities.

Ms. Haluza noted Mr. Cavazos is working on getting new technology with better parking management apps with updated meters and introduced the new Downtown Development Liaison Leigh Eisen.

Ms. Haluza noted the next step is to complete the revisions to the RFQ and release the document.

Discussion ensued on the architecture and the historic integrity of the downtown, and input from the community.

Committee member Benavides requested the illustrative renderings from John Kaliski be included in the RFQ, and requested a timeline and summary of outreach efforts.

Vice Chair Martinez requested staff provide a list of people and developers that the RFQ is being sent to.

4. DISCUSSION OF FEES FOR SANTA ANA HISTORIC REGISTER LISTINGS AND MILLS ACT CONTRACTS

Written Communication received from Tim Rush supporting a reduction and requested a one year moratorium.

Karen Haluza provided background information and options on the fees for the self-nomination of properties to the Santa Ana Register of Historic Properties and Historic Property Preservation Agreements (Mills Act), recommended that the Council temporarily waive the historic listing for a year and reduce the fee for a Mills Act Agreement by 50%.

Mr. Cavazos noted the property owners will quickly get tax relief adding it bodes well for the city to emphasize the importance of historic preservation.

Mark McLoughlin, Historic Resources Commissioner, noted support of waiver and reduction of fees and the benefits to residents.

Debbie McEwen noted support of waiver and reduction of fees adding that her home is designated Landmark and will pursue Mills Act Agreement and encouraged others to apply and inquired on the State Bill AB 1999.

Phil Chinn noted the California Preservation Foundation website has information on the bill which provides tax credits for the rehabilitation of certified historic structures and was passed unanimously by the Assembly and is going to the Senate.

Committee member Benavides noted support adding the city values historic preservation and moved to have this be an action for recommendation.

Vice Chair Martinez noted support, requested Historic Resources Commission work with Tanya Lyon, Communications Manager, and outreach to the community on how to utilize this benefit and to also update the brochure.

Chairman Sarmiento noted if the AB 1999 is a benefit to the city to relay to our advocates in Sacramento the city's support; noted he was glad they were able to revisit the fees adding the benefits, preserves the city's history and legacy.

Motion by Chairman Sarmiento seconded by Vice Chair Martinez to recommend that the Council waive a portion of the historic fees through an annual fee waiver to list the property on the Historical Register and the fee to enter into a Mills Act Agreement be reduced by 50% and approved unanimously by a vote of 3:0.

5. GENERAL PLAN SCHEDULE UPDATE

Ms. Haluza discussed the Strategic Plan process that identified the need to have a Community Engagement Plan and Vision Plan and how those processes can form the basis of the General Plan Update. She noted the Community Engagement Plan is a good place to start the framework on how to engage the public on issues including the General Plan and then the Vision Plan, noted concern on competing projects and outreach efforts which may confuse the public and result in outreach fatigue, noted can show how all these elements work together and make part of one process and leverage those components to then assist in doing the General Plan and discussed the next steps with the authorization of the Request for Proposals (RFP) for consultant services.

Committee member Benavides requested that the different plans be defined for clarification and also requested a timeline.

Vice Chair Martinez requested Ms. Haluza get a copy of various examples and plans used as guiding principles for the Community Engagement Plan she provided to the City Manager's Office and include in the RFP.

Steve McGuigan requested attention be made on how the General Plan outreach is choreographed to minimize public impact on meetings that can be consolidated so people can comment at one time since it will eventually be part of one document.

Vice Chair Martinez requested staff provide the current General Plan with the elements and recommendation of what should be included and what not to include to have a starting point, noted the Economic Development Element will be updated, noted with the Facilities and Capital Element the need to have a five-year plan to manage the city's assets, adding an advisory committee of public members will be appointed.

6. DISCUSSION OF THE ELKS PROPERTY AND SANTA ANA ZOO

Ms. Haluza noted the Santa Ana Elks are looking at the reuse and redevelopment of their property at First Street and Elk Lane adding their lodge is underutilized and do not need a large facility, noted staff met with Elks representatives and floated the idea of a partnership with the city for the joint use of their property and the Santa Ana Zoo property. Ms. Haluza noted one goal is to move the entry of the Zoo to First Street, parking lot would be moved with additional spaces, dirt lot for overflow parking may be used for additional exhibits, and Elk Lane would be abandoned. The Elks representatives noted they would like to explore further, and are in the process of developing a Memorandum of Understanding that will come to the Council to explore ideas.

Ms. Haluza then provided a drawing by President of the Friends of the Santa Ana Zoo (FOSAZ) and architect, David Exline, which explored the idea of a new and joint use multi-use facility with a commercial development at the front half of the site and parking structure and potential for some residential development at the back of the

site, noted discussion has been made with Larry Kosmont of Kosmont Associates to enter into a short term agreement to assist in the financial feasibility of these scenarios.

Chairman Sarmiento noted David Exline is committed to developing the Zoo and its continued success, noted for the Zoo to be more successful something needs to be done with the entrance, noted it would be great to keep the Elks at the location as they are an institution, noted he sees it as a catalyst project to help improve and continue with improvements going west on First Street to Grand Avenue,

Steve McGuigan noted the height of the project needs to be considered with the animals and the effects of the sun cycle, commented to take into consideration the CalTrans property by the freeway off-ramp which could affect the front of the Zoo, and to pay attention to the transportation element on First Street and how the corner is managed, and noted a restaurant, possibly Rain Forest Café, to move into commercial area and build on a theme that includes the corridor.

Peter Katz suggested a grand entrance similar to the old zoo's with architectural wrought iron gate that can be designed by a local artist.

Mark McLoughlin noted prior discussions with the Elks and Rancho Santiago Community College for a campus, may be an option for future development of some of the space.

Vice Chair Martinez noted support of a new development with mixed-use residential component only if residential is special i.e., veterans or artists, adding area is already dense and the city is looking at rebranding itself and the Zoo is something special and a gateway to downtown, noted the opportunity to bring a family fun zone with a hotel to the area and a commercial component that is vibrant with connection to the Zoo, encouraged staff apply for a grant to assist with the First Street Corridor from SCAG (Southern California Association of Governments), possibly doing a Receivership Task Force with various agencies and start going down First Street, and possibly doing a Study Session to address issues and opportunities.

Committee member Benavides noted the tremendous opportunity to highlight the Zoo and the importance of signage at the entrance, noted a safari theme along First Street, noted pleased with working with Larry Kosmont and his team, noted the need to figure the I-5 freeway on & off ramp and transition to 55 Freeway options being proposed and engage conversations with OCTA and CalTrans, and noted the need for good quality housing in the city.

Mr. Cavazos noted the Zoo needs a front door presence and parking, and agrees with dedicating the street and doing a public/private partnership with a parking garage.

Chairman Sarmiento asked that staff investigate the possibility of partnering with the O.C. Water District for naming rights on an exhibit adding they are looking for sites throughout the County to highlight water conservation and education.

COMMITTEE MEMBER COMMENTS

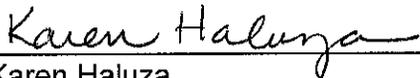
Committee member Benavides noted when first becoming a Councilmember discussed the First Street Corridor Gateway noting he was pleased there is now discussion on the subject.

Vice Chair Martinez requested to bring the conversation of the First Street Corridor as a possible Study Session item; and requested staff investigate the possibility of the Council touring Long Beach's infrastructure before the approval of the Circulation Element.

FUTURE AGENDA ITEMS

Chairman Sarmiento requested an update on the YMCA building.

ADJOURNED **6:46 P.M.** - The next meeting is scheduled for Thursday, September 4, 2014 at 5:00 p.m.



Karen Haluza
Interim Executive Director
Planning & Building Agency

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