

December 19, 2018
 6:00 p.m.
 City Hall Council Chambers

1. Call to Order
2. Roll Call

GPAC members: P= Present (13) | A= Absent (3)

P	Cheryl Brothers FV City Council	P	Margie Drilling Measure HH Committee	P	Karl Lutke At-large FV Resident Quadrant 1
P	Steve Nagel FV City Council	P	Jim Cunneen FV Elementary School Board	P	Clarence F. Alvey Jr. At-large FV Resident Quadrant 2
P	Bill Cameron Planning Commissioner	A	Paula Coker FV Chamber of Commerce Board	P	Robert Alcantara At-large FV Resident Quadrant 3
P	Ramon Galvez-Arango HCD Advisory Board	P	Emily Randle FV Large Business Rep.	P	Sheri Vander Dussen At-large FV Resident Quadrant 4
P	Vince Sosa FV Community Foundation	P	Matt Cortez OC Board of Realtors	A	TBD HB Union HS District Rep.

General Public: approximately 8 members of the public were also in attendance.

3. Introductions
The project team (City staff and consultants) and GPAC members introduced themselves.
4. Ongoing Business
 - None
5. New Business
The consultant team presented information regarding the purpose and role of the GPAC, as well as information and requirements of a general plan. The following topics were discussed:
 - GPAC purpose
 - i. Roles and responsibilities
 - ii. Brown Act
 - iii. Meeting rules and procedures
 - iv. Meeting schedule (tentative)
 - The GPAC nominated a chair and vice chair:
 - i. Cheryl Brothers – GPAC Chair (6 votes)
 - ii. Jim Cunneen – GPAC Vice Chair (4 votes)
 - General Plan introduction
 - Key issues to consider in the General Plan update

i. GPAC small group activity

To kick-off the GP update effort the project team engaged the GPAC in a small group exercise to obtain initial issues, opportunities, and observations of the committee.

The GPAC broke into two groups and identified issues and opportunities facing the City. Photos of each group's lists are provided at the end of this summary. After the lists were compiled, the Consultant Team reported back to the full Committee and asked the members to conduct a very preliminary prioritization of top issues or opportunities. The top three items were:

1. Diversify the housing stock- entry level, affordable for young families and professionals
2. Entertainment opportunity- the City is lacking an activity center for residents and visitors
3. Long-term fiscal stability- maintain and improve the tax base to avoid extending Measure HH

The resulting prioritization serves only as an indication of what topics and issues are considered to be of most interest at the outset of the update effort. All input provided by the GPAC for this exercise and at future meetings, public comment through all outreach efforts, and other due diligence work will be considered, inform the existing conditions evaluation, and shape the update of the General Plan.

- Schedule and outreach

The consultant team reviewed the project schedule and community engagement that will inform the general plan update (presentation slides provide more detail).

- Opportunity sites

9 areas of the City have been identified for consideration of possible land use change. These preliminary opportunity sites were selected by City staff as a starting point for discussion. Many of the property owners of these sites have expressed interest in changing the land use or adjusting their intensity or density of allowable development. The consultant team presented the following:

- i. Overview of sites (a map book and presentation slides provide more detail)

- ii. Identification of other candidate sites

1. The committee did not officially add any additional sites to the list, however, they did discuss the possibility of extending a few of the identified commercial sites out further to include an additional commercial property or two that might also benefit from change.

- iii. Bus tour: January 12, 2019, 8-11 AM (route to be determined)

6. Public Comments (3 minute limit per individual)

- Steve Edwards spoke on behalf of his family's property, Warner Square. He would like to help with the GP update process and can be a resource for new types of development. He expressed interest in exploring mixed-use development on the Warner Square site.

- Peggy Tabas asked about the possibility of adding additional opportunity sites.

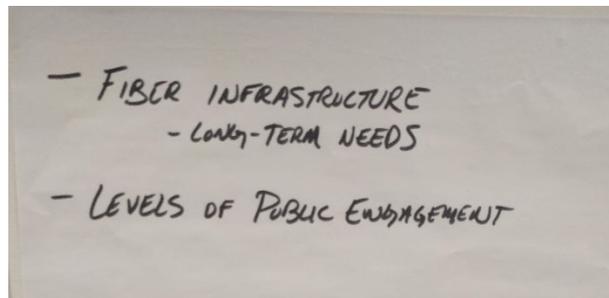
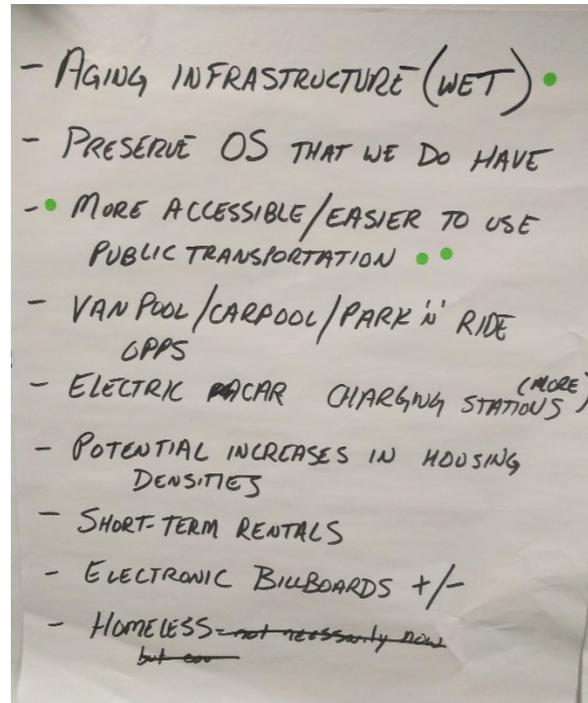
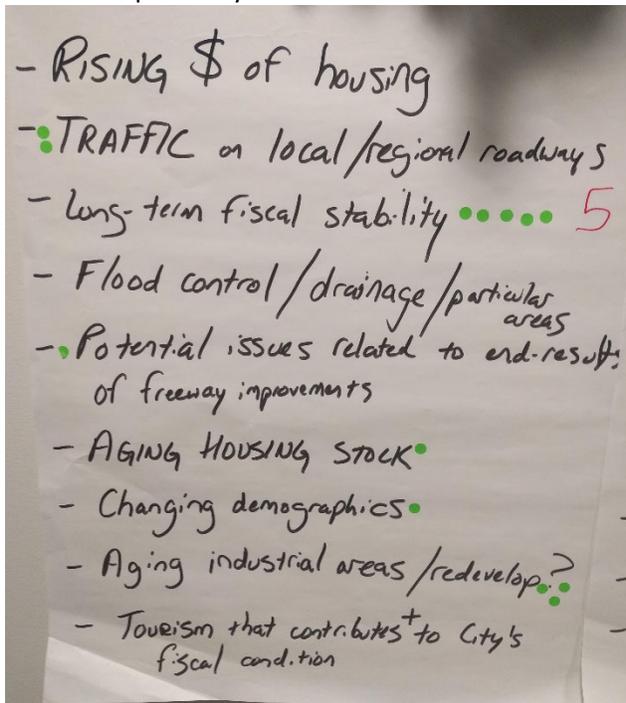
7. Committee Comments

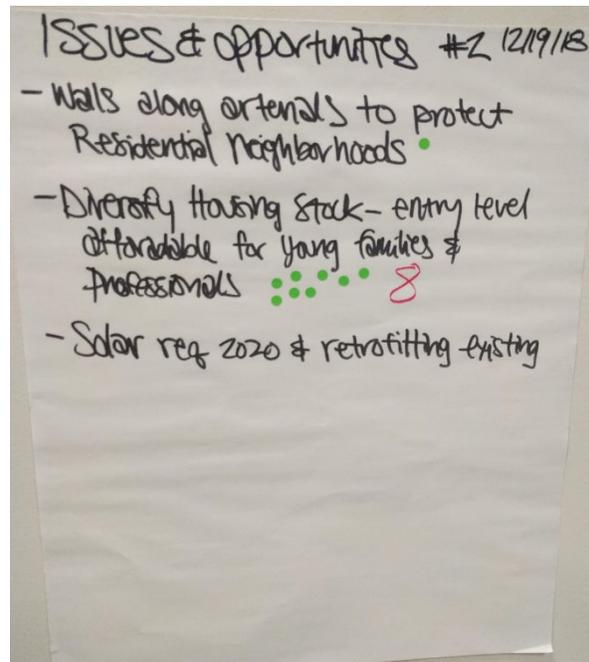
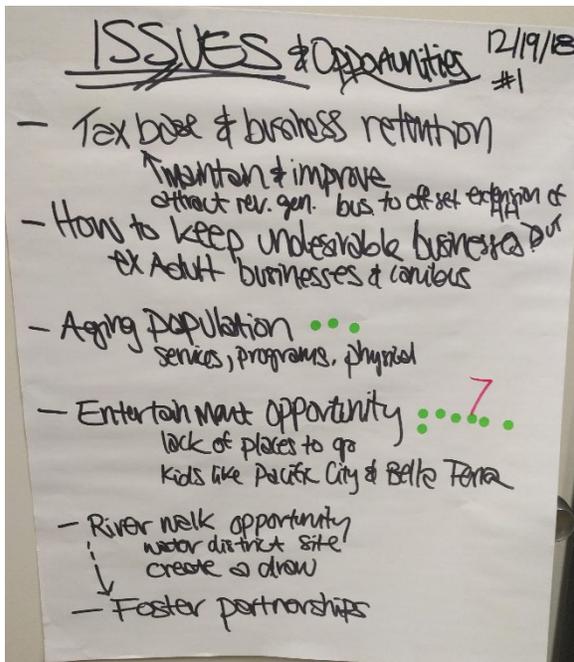
- It was decided that meeting agendas and handouts will be provided electronically and as a printed hard copy for all GPAC members in advance of GPAC meetings.
- A question was also raised about an excess school site known as the Former Fred Moiola School Site, the committee wondered if it should be considered an opportunity site. Jim Cunneen, Vice Chair and School Board Rep., mentioned that there is an [RFP](#) out for lease of the site and that proposals are due on December 20th, 2019.

8. Adjournment to Next Meeting (Values and Issues, tentatively March 2019)

- Bus Tour | Saturday, January 12, 2019 | 8:00 a.m. – 11:00 p.m. | Meet at City Hall
- A couple of surveys will also be released over the next few months to coincide with the bus tour and to start to collect more existing conditions data.

Small Group Activity:





ATTACHMENTS / LINKS

- [Agenda Packet](#) (includes the following)
 - Agenda
 - GPAC Guidance Document
 - Opportunity Site Map Book
 - General Plan Fact Sheet
- [OPR General Plan Guidelines](#) [link to PDF]
- Practical Guides [provided **next** meeting]
 - *Planning Healthy Communities*
 - *The Specific Plan*
 - *The California Environmental Quality Act* [currently being updated; coming early 2019]