

# GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES



## Clovis General Plan Citizens' Advisory Committee Minutes

### Meeting No. 12

February 23, 2010 at 6:00 p.m.

Council Chambers, Clovis City Hall, 1033 5th Street, Clovis, California

#### Staff

Dwight Kroll  
Tina Sumner  
David Fey  
Connie Combs  
Lee Kraft

#### Committee

Brett Hedrick, Chair	Paul Hinkle
Robert Watts Jr., Vice-Chair	Ike Ikeda
Raj Brar	Goldie Lewis
Kevin Castanos	Christine Lingenfelter
Todd Cook	Patty Lippert
Diane Dickerson	Brett McCaffrey
Mike Dozier	Sayre Miller
Tal Eslick	Tod Newman
Kim Grant	Grant Peterson
Jeff Harris	Shawn Stevenson
	Don Ulrich

1. **Meeting called to order:** 6:07 p.m. by Committee Chair Brett Hedrick who welcomed the committee and audience.
2. **Roll call** 6:07 p.m. by Deputy City Planner David Fey. Absent – Raj Brar, Kevin Castanos, Todd Cook, Mike Dozier, Patti Lippert, Tal Eslick, Don Ulrich, Tod Newman, Robert Watts, Jr.
3. **Public Comments** 6:09 p.m. – There were no comments from the public.
4. **Consider approval of the draft General Plan Guiding Principles** –6:10 p.m.

Fey presented a powerpoint summarizing the last meeting recapping the Committee's current objective to approve a set of General Plan Guiding Principles; given the Committee's substantive interest and lively discussion regarding the full text of the Principle at the last meeting (that is, the title, the actual written principle and the

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descriptive paragraph that follows each principle), in order to achieve tonight's objective and in consideration of the need to complete the second phase of the project, recommends that approval this evening will be on the Principle only and not on the following descriptive paragraph. The descriptive paragraphs can be discussed and approved at a later date, perhaps as the committee considers goals and objectives.

Fey noted the changes that were made to the draft Principles in light of topics discussed at the committee's last meeting; these changes had been distributed to the Committee via email last week and posted to the city's general plan website:

1. Added "public" to parks, open space and trails to make this principle be relevant to publically owned, used, and operated spaces, in contrast to (wide)open spaces associated with ag or rural uses which are the result of zoning.
2. Promote connections to the Sierra
3. Removed "respect the role of environmental regulation" as superfluous.
4. Added the Principle of Economic Prosperity

Fey summarizes the actions to follow the GPAC's approval of the Principles, to wit, these will move on to the Planning Commission tentatively on March 25, 2010 and then on to the City Council.

Committee member Dianne Dickerson posed a question regarding the wording "supply" and its connection to education. Fey clarified that the principle as written states that the City would supply access to education and not the education itself; he observed the historically strong relationship between the CUSD and City and a principle to support that relationship with all of the city's school district is desired. Discussion ensued regarding the meaning of the word "supply," and by committee consensus it was agreed to bring this point up during discussion of the Education principle.

Chair Hedrick opened the meeting for comments from the public.

John Wright provided the Committee with a handout summarizing his comments, recommended changes to most of the principles.

There were no other comments. Chair Hedrick closed public comments and invited committee deliberation of the principles.

Committee member Goldie Lewis motioned that the committee consider the principles individually and approve them each by consensus vote; Committee member Brent McCaffrey seconded this motion. Motion passed unanimously. Chair Hedrick directed staff to introduce each principle and identify any changes made since the last meeting.

#### *4.1 Recommended Small Town Character Principle: Preserve the authenticity of Old Town and plan new development that creates a communal sense of place.*

Committee member Kim Grant asked what the connection was between the Small Town Character and the Northeast growth area. PDS Director Kroll responded that the 1993

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General Plan's urban centers vision was not intended to replicate the Old Town, but would create one or more urban centers to provide character and a focal point for housing, goods and services to that part of the community; Old Town was intended to remain the cultural center of civic events.

Committee member Grant raised downtown Hanford as an example of a city attempting to retain a distinctive downtown commercial core which was later impacted by significant commercial development offsite; in light of this example, she asked how Clovis could preserve the commercial core of the community. Kroll responded that the city's planning efforts are focused on preserving Old Town's historical character and its role as the heart of the community but not as the city's retail core.

Committee member Shawn Stevenson favored the principle as revised by Wright and recommendation it be approved.

**Small Town Character Principle as approved by Committee consensus:  
Preserve the authenticity of Old Town and plan new development that creates a sense of community and place.**

*4.2 Recommended Education Principle: Supply all Clovis residents with access to superior education.*

Committee member Paul Hinkle recommended the word "support" in the place of "supply."

Committee member Dickerson what does the wording "superior education" mean? What is it supposed to be superior to? Committee member Hinkle responded that "superior" indicates an important goal to Clovis.

Committee member Sayre Miller recalled her father's efforts to create a unified school district; overall Clovis sets a high standard for itself and its education; is okay with the "superior" context.

Committee member Hinkle noted that the San Joaquin School of Law should also be considered as education; supports broadening the principle by including "continuing" education.

Fey suggested that the committee consider the role of this principle as the city relates to CSUFresno, recalled the city's recent history on the Campus Pointe project and the need for constructive engagement with the university as it implements its long-range plan.

Committee member Hinkle supports a principle that encompasses a "cradle-to-grave" education.

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Committee member Grant contends the word “superior” must guarantee we are superior—how is this accomplished?

Committee member Stevenson suggested Clovis *is* superior; does not want to lower the standard as this would not be consistent with what the committee has supported all along.

Committee member Jeff Harris supports “superior” because it sets the bar; development proposals must demonstrate to the Council how they meet this principle.

Committee member Hinkle raises the question of how this policy will influence the development of Charter Schools.

Fey reminds the committee that the General Plan is a set of land use development policies which indirectly support and facilitate education as provided by the school districts in the city’s sphere of influence; advises the committee to discuss this principle in this somewhat limited context; however, the committee has the opportunity to recommend an alternative principle if desired.

Committee member Grant supports access to life long education

Committee member Miller recommends retaining “superior;” states that Clovis is different; argues that we are here to put Clovis on the map for having better education that anywhere in the state.

Committee member Lewis supports “access to superior lifelong education for all Clovis Residents; thinks this wording says it all.

**Education Principle as approved by Committee consensus:  
Support access to superior lifelong education for all Clovis residents.**

4.3 *Recommended Long Term Governance Principle: Incorporate long-term thinking into short-term decision-making.*

Committee member Miller recommends using Wright’s revision. Consensus by the Committee to use this wording.

**Long Term Governance Principle as approved by Committee consensus:  
Create a sustainable community through incorporating long-term thinking into short-term decision-making.**

4.4 *Recommended Life Cycle Community Principle: Create housing, employment, and lifestyle opportunities for all ages and incomes of residents.*

Consensus by the Committee to approve as written.

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**Life Cycle Community Principle as approved by Committee consensus:  
Create housing, employment, and lifestyle opportunities for all ages and incomes of residents.**

- 4.5 *Recommended Social Capital Principle: Strengthen social networks that create pride within the Clovis community.*

Committee member Dickerson states that it's hard to ignore the need to include action in this principle as stated in Wright's revision.

Committee member Stevenson recommends using Wright's revision. Consensus by the Committee to approve as requested by Wright.

**Social Capital Principle as approved by Committee consensus:  
Strengthen social networks that create pride and a commitment to action within the Clovis community.**

- 4.6 *Recommended Public, Parks Open Space Principle: Use and design public open space resources for trails, parks, and recreation where people live and work.*

Committee member Stevenson recommends using Wright's revision. Consensus by the Committee to approve as revised by Wright.

**Public Parks and Open Space Principle as approved by Committee consensus:  
Use and design public open space resources for trails, parks, and recreation where people live, work and play.**

- 4.7 *Recommended Natural Resources Principle: Promote connections to the Sierra, and foster stewardship as the primary means of conserving and enhancing natural resources.*

Committee member Grant questions use of word "connections:" is connection travel access to the Sierra or is it the appearance of the mountains? Chair Hedrick feels that it references that people traveling to the Sierras would stop in Clovis for service.

Committee member Stevenson states that the plan shouldn't be used to preserve the public view of the Sierra if that view precludes land development.

Committee member Grant relates her impression of Southern California cities and their different approaches to preserving foothill views by restricting or permitting development of these areas; asks as the City moves towards the foothills is it going to allow people to build on those hills.

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Fey reminded the committee that it is appropriate to discuss the principle in light of future development and one aspect to consider is the need to take the County's land use authority into consideration. Staff has had discussions with Fresno County regarding the view of Owen's Mountain and how county development on and around this mountain may impact the city's growth, observes past practices of the County in approving rural development in the City's path of growth.

Kroll observes that by virtue of Clovis' proximity to the mountains the city has a relationship with the Sierra from not only a land use perspective but as a support and staging ground for unique events such as the Climb to Kaiser and the Rumble to the Summit. The city's merchants provide facilities that provide support to the Sierra; this is a unique quality.

Committee member Miller states that the RT Park sign at Temperance influences the view shed, city should keep this in mind; don't transplant a "River Park" or "Los Angeles" theme between Clovis and its view shed--aesthetics are important and it is essential to create a distinctly Clovis aesthetic.

Committee member Lewis likes the way the principle reads.

Committee member Stevenson concurs but states his reservation with the term "view shed" – how far out will the city extend its influence? Is concerned with the meaning of the term "view shed;" feels that it is ambiguous.

Committee member Grant comments that many foothill cities have adopted rules to preserve the foothill aesthetics; city has a right to do this too.

Wright suggests the following revision to the principle: Foster stewardship as a primary means of conserving and enhancing natural resources and promoting connections to the Sierra.

**Natural Resources Principle as approved by Committee consensus:  
Foster stewardship as a primary means of conserving and enhancing natural resources and promoting connections to the Sierra.**

*4.8 Recommended Economic Prosperity Principle: Foster economic growth that provides employment opportunities suited to capabilities of current and future residents and housing opportunities for those who work in Clovis.*

Committee member Lewis states that many Clovis residents don't have an opportunity to work here and shop in town.

Committee member Stevenson agrees and expresses that the city needs the commercial uses to balance with residential development; we need jobs so that the City has money to operate and maintain services; the State puts a lot on the city's shoulders.

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Committee member Hinkle comments that the city has committed to more affordable housing.

Kroll comments that a balance of jobs in the city for Clovis residents can promote health of the community. Fey remarks that the consultants have provided this rewrite to bridge previous comments made by the committee about jobs and housing; growth is intended to provide a balance of employment opportunities and housing opportunities.

Committee member Stevenson asks rhetorically whether it is possible for residential development to sustain itself? Fiscal realities and State law are forcing cities to send more money to the state, making us do things we really don't want to do to adjust.

Chair Hedrick asks how the City's planners would use this principle if someone is applying to build a River Park in town that has the potential to cause additional vacancy in the community--would this principle force Clovis to tell such a developer that it can't support this project until we fix the other issues?

Committee member Hinkle notes that the Committee is trying to cut down on the trips of people having to travel out of Clovis for jobs.

Committee member Lingenfelter would like to simplify this principle and simply say "Foster economic growth."

Committee member Dickerson suggests, "Foster economic growth and opportunities suited to future Clovis residents."

Committee member Harris looks at the committee's work as preparing a land use document with a component that encourages the city to look at a project if it has employment opportunities associated with it; create a balance between what is on hand today with what is being planned for the future.

Kroll expresses a land use perspective that the General Plan principles should preserve land in growth areas to save places for economic development in the future when the time is right so that it doesn't disappear for short-term development; concurred with Committee member Stevensons point regarding fiscal responsibility, taxable sales, production sales of items, etc.

Committee member Grant suggests wording that includes "creating opportunities for economic growth."

Fey asks the committee to making sure that the principle supports land use decisions that do not close off the city's options over time, that preserve the opportunities to foster—meaning to maintain and protect—the city's economic engine that will sustain it into the future.

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Committee member Lewis suggests, “Create employment and housing opportunities that foster economic growth.” Some discussion ensues and she revises her recommendation “to keep it short and sweet,” “Foster Economic Growth.”

Committee member Ike Ikeda notes that the housing industry needs to be revived from its current condition, that because housing attracts outside residents many businesses are closely tied or related to the housing industry.

Kroll suggests that a principle is needed that supports Clovis as more than a bedroom community for Fresno.

Chair Hedrick observes that that statement would be good to include in a paragraph later.

### **Economic Prosperity Principle as approved by Committee consensus: Foster economic growth.**

Discussion ensues regarding an additional principle as requested by Wright: Regional Engagement: Support regional efforts to work interconnectedly to improve the economy and the quality of life in the San Joaquin Valley.

Committee member Stevenson does not agree with signing on to all regional efforts.

Wright interjects that the city has always been involved and active in supporting regional efforts to work interconnectedly.

Committee member Lingenfelter expresses that as a Clovis resident she likes this principle, but feels that it is too restrictive.

Chair Hedrick remarks that regional engagement is more of a City goal rather than a planning goal.

Kroll states an example is the dialog with Fresno on the Shaw Avenue corridor study. Chair Hedrick asks whether that’s looking at economic growth?

Committee member Stevenson suggests that this topic should be included in the governance principle.

Committee member Peterson feels that this principle is important, and in light of regional issues such as the proposed High Speed Rail project wouldn’t a principle that address regional development be warranted?

Committee member Harris observes that historically Clovis has provided leadership in regional decisions; maybe this topic is not a principle, but perhaps it should be addressed later under another principle.

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Committee member Lewis prefers inclusion of leadership in the goals and objectives.

Kroll supports a leadership role in the region to improve the economy and quality of life in the San Joaquin Valley.

Fey observes that an engagement principle is currently one of the Council's strategic goals and given Council's direction that the General Plan serve as a land use development policy, it may not be as important to include regional engagement as a theme in the General Plan; staff implements Council's land use policies through the General Plan, and regional leadership is directed by the Council; such wording may not have an appreciable effect if duplicated in the plan.

Kroll remarks that the principles are the beginning of the process of which the next step to go to the Planning Commission. Wright could ask that this suggestion would be considered by the Commission and provide feedback to the Commission regarding this discussion.

Committee member Stevenson suggested that the regional discussion be included in the goals.

Unanimous consent by the Committee to adopt the principles as modified with the exception of regional engagement.

Fey asked the Committee to participate in the Planning Commission meeting on these principles, tentatively scheduled for March 25, 2010.

Kroll thanked the Committee members for their hard work and perseverance; the principles may be modified by the Planning Commission and the City Council and it is important that Committee members continue to participate in the development of the principles.

Committee member Lingenfelter suggested that when the committee considers the plan's goals and objectives that it be divided into subcommittees each with an assigned group of goals.

Chair Hedrick encouraged the Committee members to attend the Planning Commission meeting.

5. Adjourn – 7:44 p.m.