

**CITY COUNCIL COMMITTEE ON  
DEVELOPMENT AND TRANSPORTATION  
Special Meeting Minutes  
October 14, 2015**

**CALL TO ORDER**

The meeting was called to order at 5:04 p.m. in Room 1600 of the City Hall Ross Annex.

**ATTENDANCE**

The following Committee Members were present: Vincent Sarmiento, Michele Martinez,  
David Benavides (5:14 p.m.)

Staff present were: David Cavazos, City Manager; Hassan Haghani, Executive Director/  
Planning & Building Agency; Fred Mousavipour, Executive Director/Public Works Agency;  
Gerardo Mouet, Executive Director/Park, Recreation & Comm. Services Agency; Nabil  
Saba, Water Resources Manager; Jason Gabriel, Principal Civil Engineer; Alma Flores,  
Communications Manager; Vince Fregoso, Acting Planning Manager; Verny Carvajal,  
Principal Planner; and Rosa Barela, PBA Executive Secretary.

**PLEDGE OF ALLEGIANCE** – Chairman Sarmiento

**PUBLIC COMMENTS** – None

**AGENDA ITEMS**

1. APPROVAL OF MINUTES
  - A. April 2, 2015 Meeting
  - B. June 25, 2015 Special Meeting

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

2. STREETCAR PROJECT UPDATE {Strategic Plan Nos. 6, 1G; 3, 2C}

Agenda item pulled.

3. UPDATE ON WILLOWICK {Strategic Plan No. 3, 5A}

*Committee member Benavides arrived at 6:14 p.m.*

City Manager Cavazos noted 102.1 acre Willowick Golf Course which is owned by the City of Garden Grove is coming before committee to receive direction on how to proceed with the property and introduced Gerardo Mouet who provided background information and history of the property.

***Motion by Committee Member Benavides and seconded by Chairman Sarmiento to direct City Manager to begin discussions with the City of Garden Grove to discuss options for the Willowick Golf Course site and update the Committee on the progress and approved unanimously by a vote of 3:0.***

City Manager Cavazos noted staff will move on that direction and submit to the Council as a receive and file council item so they are advised of direction.

4. THIRD & BROADWAY UPDATE {Strategic Plan No. 3, 5A}

PBA Executive Director Haghani provided a project update on the Third & Broadway property noting staff contacted firms that submitted proposals and discussed the elements the Council is looking for, sent a letter giving them the end of this week to submit a letter in writing indicating if they are still interested in being considered for the project. Mr. Haghani noted they have the end of October to submit their updated proposals and will at that time bring to the Council Committee to review at their next regular meeting or schedule a special meeting.

5. ORDINANCE AMENDING CHAPTER 39 OF THE MUNICIPAL CODE TO DEFINE SEWER LATERAL OWNERSHIP {Strategic Plan No. 6, 1}

Water Resources Manager Nabil Saba provided a presentation on the proposal to amend the municipal code to define ownership of the sewer laterals within the city recommending the code be modified to indicate the property owner is the owner of the lateral and responsible for any repairs to the upper lateral and the city will be responsible for lower laterals

Lizzie Lyles, resident, noted concern on ownership and financial responsibility of the full lateral when damages incur on the city property.

Vice Chair Martinez noted the need to correct inconsistencies in our municipal code.

***Motion by Vice Chair Martinez and seconded by Committee Member Benavides to direct staff to take item to Council to reflect proposed changes to the SAMC and approved unanimously by a vote of 3:0.***

6. 2015 SEWER MANAGEMENT PLAN AUDIT {Strategic Plan No. 6, 1F}

Water Resources Manager Nabil Saba provided an informational presentation on the Sewer System Management Plan Audit noted the State Water Resources Control Board requires agencies maintain and manage its sewer collection system which is part of the Waste Discharge Requirements and requires an audit every two years and re-certify every five years.

Vice Chair Martinez requested when the audits are conducted to also review other codes that may be outdated.

7. 17<sup>TH</sup> STREET GRADE SEPARATION AND SR55 FREEWAY WIDENING FROM I405 TO I5 {Strategic Plan No. 6, 1E; 6, 1G}

Jason Gabriel introduced representatives from OCTA who provided presentations on the 17<sup>th</sup> Street Grade Separation and the SR55 Freeway Widening projects.

17<sup>th</sup> Street Grade Separation - Teresa Olivera, OCTA Community Relations Officer, noted she is handling outreach for the 17<sup>th</sup> Street Grade Separation project and provided brief information on the outreach activities with a public meeting on November 5 at 5 p.m. Jason Lee, OCTA Project Manager, provided background information, objectives, improvements, underpass project concept and potential project schedule.

Vice Chair Martinez requested OCTA provide a list of grade separations that were entirely funded by Measure M noting this project is a priority and requested staff to work closely with OCTA to apply for grants for funding.

Chairman Sarmiento requested to see analysis on decision making and recommendations for future projects.

SR55 Freeway Widening – Camilo Rocha, Associate Vice President of HDR, consultant project manager for SR55, project provided a brief update on project noted it is currently in the environmental document phase which runs from the I-5 to I-405 freeways, provided key project goals, discussed four proposed alternatives, the project phases & timeline, and the next steps. Chris Boucly, OCTA Community Relations Officer, discussed the public outreach meeting.

Committee discussion ensued on public outreach and impacts to businesses, and noted the importance to ensure the process is equitable with all cities involved.

8. ZONING CODE (SAMC Ch. 41) STREAMLINING AMENDMENTS/ REFORMATTING OVERVIEW {Strategic Plan Nos. 3, 2B}

PBA Executive Director Haghani requested direction from the Committee to forward to the Council to initiate the zoning code overhaul to make user friendly by reformatting and updating every chapter in the zoning code and to streamline the most popular and common processes. Mr. Haghani noted after Council direction the item will go to the Planning Commission and back to Council for final approval.

City Manager Cavazos commented that as processes are streamlined, there is revenue that the city will no longer receive from fees associated with processes.

***Motion by Vice Chair Martinez and seconded by Committee Member Benavides to direct staff to take item to City Council to update the Zoning Code to streamline projects and approved unanimously by a vote of 3:0.***

9. SECOND DWELLING UNIT ORDINANCE UPCOMING AMENDMENTS {Strategic Plan No. 5, 3}

PBA Executive Director Haghani requested direction from the Committee to forward to the Council to update the zoning code process for the “granny flats” Second Dwelling Unit Ordinance to help with overcrowding and allow second units to be expanded with full kitchen and bathrooms. Mr. Haghani also noted there will be an opt-out option for neighborhoods who do not wish to participate.

Committee member discussion ensued on opting out process.

***Motion by Committee member Benavides and seconded by Chairman Sarmiento to direct staff to take item to City Council to update the Second Dwelling Unit Ordinance and approved unanimously by a vote of 3:0.***

10. PROJECT W: SAFE TRANSIT STOPS FOLLOW-UP – ACTION: Request approval to move forward with Recommendations/Bid Advertisements {Strategic Plan No. 6, 1G}

Agenda Item Pulled.

**STAFF COMMENTS** - None

**COMMITTEE MEMBER COMMENTS**

Vice Chair Martinez

- Requested an update on all the active transportation plans and elements including the Circulation Element, Active Transportation, Complete Streets and Safe Mobility at the next regular meeting.

**FUTURE AGENDA ITEMS** - None

**ADJOURNED** – 6:34 P.M.



Rosa Barela  
Recording Secretary  
Planning & Building Agency

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