

City Of Calimesa

Joint City Council & Planning Commission Minutes of Special Meeting April 22, 2023 - Land Use and Entitlement Workshop

CALL TO ORDER 1:00 p.m. by Mayor Davis

ROLL CALL: MAYOR DAVIS, MAYOR PRO TEM HEWITT, COUNCIL MEMBER CERVANTEZ, COUNCIL MEMBER MANLY AND COUNCIL MEMBER MOLINA.

PLANNING

COMMISSION: CHAIR BARRON, VICE-CHAIR CUNDIEFF, COMMISSIONER BRITTINGHAM, COMMISSIONER CHAMPENOIS AND COMMISSIONER KEITH.

ABSENT: NONE.

STAFF: CITY MANAGER KOLBOW, ASSISTANT CITY ATTORNEY KEARNS, CITY CLERK GERDES, PLANNING DIRECTOR LUCIA AND WENDY WORTHEY CEQA CONSULTANT.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Council Member Cervantez.

WORKSHOP ITEMS

1. LAND USE AND ENTITLEMENT WORKSHOP

RECOMMENDATION: That the City Council and Planning Commission receive and file the workshop report.

City Manager Kolbow, Assistant City Attorney Kearns, Planning Director Lucia and CEQA Consultant Worthey presented the report through a Power Point presentation that included sections as follows:

- Overview and Purpose, Workshop Goals, Topics and Outline, City's Roles and Responsibilities.
- Planning Basics; General Plan and Specific Plans, Zoning & Land Use, Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) and Calimesa Open Space Lands Conserved.
- State Declaration of Housing Shortage, State Housing Laws & Consequences for Non-Compliance, Entitlements, Types of Applications – Ministerial, Discretionary/Quasi-judicial, Importance of Findings. Types of Applications – Legislative, City's legal responsibilities of Development Applications, The Due Process Clause, An Impartial Decision Maker.
- California Environmental Quality Act (CEQA) the General Purposes and Process Basics.
- Public Meetings/Hearings, the Brown Act, open meeting rules, Agenda requirements, public participation and addressing disruptions.
- Economic Development, Infrastructure and City Services.

Mayor Davis called a recess at 2:45 p.m.

Mayor Davis reconvened the Workshop at 2:59 p.m.

Public Comments/Questions were received from the following:

William Wood, 35591 Cara Mia Court, Calimesa questioned who would be responsible if the water system that the Sharondale Community owns is contaminated, due to development in the area.

James Wright, 10320 Calimesa Blvd, Calimesa spoke regarding public forums and the free exercise of speech and debate, stating that there seems to be bias when residents want to know what is going on with projects in the City, adding that there needs to be more transparency. He further stated that the City needs to provide all residents the opportunity to air their grievances, objections and concerns about the warehouses and show respect to the City residents. He referenced the adopted General Plan and questioned how the General Plan Advisory Committee was formed, how members were selected and if the Committee still exists.

Danae Delaney, 223 Tanglewood, Calimesa questioned the 300 foot notification rule and whether that is a requirement of CEQA or the Municipal Code, the 3 minutes allowed by the public for public comment at public hearings and the difference of time allowed for the developer or applicant. She further questioned substantial impacts for a project that cannot be mitigated, questioning what some types of overriding considerations there could be. She questioned on-line sales projects and whether the City could require the “point of sale” as a condition.

Ron Roy, 35161 Hogan Lane, Beaumont stated that the City has “police power” over land uses and that the warehouse size cap approved by an ordinance should be followed and specific plans should not circumvent the cap, adding that it is wrong to do that. He added that the General Plan is a living document and the public needs to be aware of the General Plan that provides the quality of life. He further stated that there is no longer diversity of land use, only warehouse cities and that the City needs to look at other resources of revenue, as warehouse revenue is speculative, adding that decisions for warehouses is a disaster.

Linda Bearden, 35030 Buena Mesa, Calimesa stated that she is a resident of Calimesa for over 30 years and moved here for the rural atmosphere. She further stated that the city logo will not be right any longer if all the proposed construction occurs. She further spoke about her and her husband’s use of the trails in the City.

COUNCIL MEMBERS’ & PLANNING COMMISSIONERS COMMENTS & REPORTS

This is the time for additional general comments, announcements, reports on meetings attended at public expense as required by AB 1234, requests of staff, and other issues of concern to Council Members may be presented briefly at this time. The Council may not legally take action on any item presented at this time other than to direct staff to investigate a complaint or place an item on a future agenda unless (1) by a majority vote, the Council determines that an emergency situation exists, as defined by Government Code § 54956.5 or (2) by a four-fifths vote, the Council determines that there is a need for immediate action and the need for action arose subsequent to the agenda being posted as required by Government Code § 54954.2(b).

Council Member Manly questioned the process of a discretionary/Quasi-judicial application, how the findings are determined and memorialized.

Mayor Pro Tem Hewitt expressed the importance of courting business to the City.

Council Member Cervantez thanked staff for the presentation and questioned how a final decision of an EIR is determined once all agencies and CEQA have considered the impacts and necessary mitigations. He further questioned whether the public can have full confidence that the outcome can be supported.

Planning Commissioner Champenois questioned who monitors the mitigations when the projects are done, such as compliance with air quality, etc.

Planning Commissioner Brittingham urged the public to attend the Planning Commission meetings to see what projects are coming before them for consideration. He stated that the Commission does all they can to help the City, as the commissioners also reside in the City.

Planning Commissioner Keith spoke regarding the interim improvements at Cherry Valley Interchange.

Mayor Davis stated that a lot of land in the City has been dedicated to open space and to the various land conservancies.

ADJOURNMENT

Meeting adjourned at 4:02 p.m. to the Regular Meeting of the City Council on Monday May 1, 2023 at 6:00 p.m.

Respectfully Submitted,


Darlene Gerdes, City Clerk

APPROVED BY THE PLANNING COMMISSION 4-0-1- (VICE CHAIRPERSON CUNDIFF WAS ABSENT) AT THEIR MAY 8, 2023 PLANNING COMMISSION MEETING.

MOTION BY COUNCIL MEMBER MANLY, SECONDED BY COUNCIL MEMBER CERVANTEZ, CARRIED 5-0 TO APPROVE THE MINUTES OF APRIL 22, 2023, SPECIAL WORKSHOP MEETING AS PRESENTED.

APPROVED: May 15, 2023

