

**THE MINUTES OF THE JOINT SPECIAL MEETING OF  
THE HOLTVILLE PLANNING COMMISSION AND HOLTVILLE CITY COUNCIL  
April 6, 2009**

---

The joint meeting of the Holtville Planning Commission and the Holtville City Council was held on Monday, April 6, 2009 at 6:00 p.m. in the Civic Center. Commissioners present were Vikki Dee Bradshaw, James Marquand, Martin Castanon and Jim Predmore. Javier Ramos was absent. Council Members present were Colleen Ludwig, David Bradshaw and Jerry Brittsan. Bianca Padilla and Richard Layton were absent. Staff members present were Laura Fischer, Justina Arce, Glyn Snyder and City Attorney Steve Walker.

**CITY COUNCIL CALLED TO ORDER:**

Mayor Pro Tem Ludwig called the meeting to order at 6:04 p.m.

**PLANNING COMMISSION CALLED TO ORDER:**

Chairman Vikki Dee Bradshaw called the meeting to order at 6:14 p.m.

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Colleen Ludwig.

**VERIFICATION OF POSTING OF AGENDA:**

Glyn Snyder, City Clerk verified that the agenda was duly posted at City Hall on April 2, 2009.

**PUBLIC COMMENTS:**

Lawrence Angulo, representing Holtville Little League thanked Council for supporting their program.

Mike Johnson, 721 Chestnut announced Turning Point's annual banquet will be held on Friday, April 24<sup>th</sup> at 6:00 p.m. and he would like to offer two complimentary tickets to City Council.

**JOINT CITY COUNCIL/PLANNING COMMISSION ITEMS:**

**INFORMATION ONLY:**

**CDBG – Façade Improvement Grant – Justina Arce, City Planner**

A written report was provided and reviewed by City Planner regarding the \$300,000 grant award that would compliment the Downtown Code project and provided resources to meet the overall objectives and goals for the Downtown area.

Jim Hayton, 1374 San Lucas Rd., Palm Springs stated that he has used RDA funds before and he thinks grants should be smaller so that there is more money to go around. He also feels that property owners should come up with matching funds. Ms. Arce communicated that the cap is \$50,000, however, grant amounts would be at the discretion of the Loan Committee.

Mayor Pro Tem Ludwig said City Council has worked diligently to address blighted areas and buildings.

**Presentation By PMC Regarding Downtown Form Based Code – Christopher Jordan**

A power point presentation was provided by PMC.

Council Member Bradshaw inquired about the review process. The review process as proposed would probably only go through the Planning Commission, as it might become too costly and cumbersome for private investors.

Jim Hayton asked about abating non-conforming uses.

Council Member Brittsan had questions regarding landscaping, parking and fencing.

Mark Schmidt, representing Imperial Do It Center inquired about signs, permitting process, parking and the bike lane.

City Treasurer Pete Mellinger expressed his concerns regarding parking and landscaping along Fifth St.

Each of these issues was addressed by the City Planner and/or Christopher Jordan from PMC.

**Presentation By PMC Regarding Economic Development Impact Of Proposed Downtown Form Based Code – Christopher Jordan**

Information only; no action taken.

**UNFINISHED BUSINESS: PLANNING COMMISSION**

**PUBLIC HEARING – Discussion/Related Action For A Recommendation To City Council Regarding The Proposed Downtown Code Project: Negative Declaration, General Plan Amendment, Zone Changes And Code Adoption With Or Without Edits Above Those Presented At The Public Hearing – Justina Arce, City Planner**

Chairwoman Bradshaw opened the public hearing at 7:12 p.m.

Clifford Strahm, 1979 Chambers Lane asked if he would be required to make any changes to his business.

Mike Johnson said a program for the skate boarders has been started at the church so that they are not damaging public property.

Mark Schmidt asked for clarification regarding the types of permits that will be required by the City.

The questions were answered by the City Planner.

Receiving no further comments from the audience, the public hearing was closed at 7:28.

**PLANNING COMMISSION ACTION ITEMS:**

**Discussion/Related Action To Adopt RESOLUTION 09-02 Regarding Recommendation On Draft Negative Declaration For General Plan Amendment, Form Based Code Adoption And Zoning Amendment – Justina Arce, City Planner**

A motion was made by Commissioner Marquand and seconded by Commissioner Predmore to adopt Resolution 09-02 recommending certification to Council on Draft Negative Declaration for General Plan Amendment, Form Based Code Adoption and Zoning Amendment. All members present were in favor and the motion carried unanimously 4/0 in the form of a roll call vote. Javier Ramos was absent for this motion.

**Discussion/Related Action To Adopt RESOLUTION 09-03 Regarding Recommendation On General Plan Amendment Of Land Use Element And Policy Map – Justina Arce, City Planner**

A motion was made by Commissioner Marquand and seconded by Commissioner Predmore to adopt Resolution 09-03 recommending approval to Council on General Plan Amendment of Land Use Element and Policy Map. All members present were in favor and the motion carried unanimously 4/0 in the form of a roll call vote. Javier Ramos was absent for this motion.

**Discussion/Related Action To Adopt RESOLUTION 09-04 Regarding Recommendation On Form Base Code Adoption And Zone Changes To The Official Zoning Map Of The City Of Holtville – Justina Arce, City Planner**

A motion was made by Commissioner Marquand and seconded by Commissioner Predmore to adopt Resolution 09-04 recommending adoption of Form Base Code and zone changes to the official zoning map of the City of Holtville with modifications to the Draft Downtown Code, Section 17.63.070. Item No. D should read: *That the proposed development complies with the regulations of the Downtown Code, promotes the spirit of Downtown by integrating the fabric of its public and private built environment (the Downtown's DNA – what makes its unique character) and complementing the architectural quality of the Downtown.*

**CITY COUNCIL ACTION ITEMS:**

**NEW BUSINESS:**

**Discussion/Related Action To Adopt RESOLUTION 09-12 To Submit Protest To IID Regarding Municipal Water Rate Increase – Laura Fischer, City Manager**

Council Member Bradshaw abstained from voting and recused himself.

Matt Dessert, 327 Santa Rosa Ave., El Centro spoke about issues regarding the municipal water rate increase.

The City Attorney questioned whether there was a quorum. Council Member Brittsan wanted to vote even if later proven to be invalid. Council Member Ludwig and Council Member Brittsan voted in favor of adopting Resolution 09-12.

Direction was given to City Manager to file the protest.

**ADJOURNMENT:** Chairman Bradshaw adjourned the meeting at 7:52 p.m.

---

Vikki Dee Bradshaw  
Planning Commission Chairman

---

Colleen Ludwig  
Mayor Pro Tem

---

Glyn Snyder  
City Clerk/Secretary