

**AGENDA
CITY OF PATTERSON**



CITY COUNCIL SPECIAL MEETING

**Tuesday, April 8, 2014
6:00 p.m.**

**City Council Chambers
1 Plaza
Patterson, California**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8014. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Statements of Conflict**
- 4. Items from the Public**

Any member of the audience desiring to address the Council regarding a matter on the agenda, please raise your hand or step to the podium at the time the item is announced by the Mayor. The public wishing to address the Council on items that do not appear on the agenda may do so; however, Council will take no action other than referring the item to staff for study and analysis and shall place item on a future agenda (Resolution 92-25)

In order that all interested parties have an opportunity to speak, any person addressing the Council will be limited to a maximum of five (5) minutes unless the Mayor grants a longer period of time (Resolution 92-25)

- 5. Introduce for First Reading Ordinance 768 amending Chapter 16.36 "Final Map" of Title 16 of the Patterson Municipal Code**

6. Downtown Visioning Firm Interviews

6:30 PM – RHAA Landscape Architecture and Planning

7:30 PM – Taecker Planning and Design

8:30 PM – Gates and Associates

9:30 PM – BAE Urban Economics

7. Adjournment



CITY COUNCIL AGENDA REPORT

TO: Mayor Molina and Members of the City Council

FROM: Rod B. Butler, City Manager *RB*

BY: Joel Andrews, City Planner *JAA*

MEETING DATE: April 8, 2014

ITEM NO: 5

SUBJECT: Introduce for First Reading Ordinance 768 amending Chapter 16.36 "Final Map" of Title 16 of the Patterson Municipal Code.

RECOMMENDATION

Motion introduce for Ordinance 768 for first reading, amending Chapter 16.36 "Final Map" of Title 16 of the Patterson Municipal Code ("P.M.C.").

BACKGROUND

Over the past few years City of Patterson (the "City"), has taken great strides towards ensuring vital economic growth in the future. With the recent approval of the West Patterson Business Park Expansion, the City has cultivated a business friendly environment, which is attractive to companies wishing to invest in Central valley communities. With the groundwork set for future development, it is important that the City have the ability to respond quickly to interested investors in order capture commercial opportunities that will have financial benefits to the City and its residents.

One stage of development is obtaining approval from the City of a final map for a development project. This process is required by the Subdivision Map Act (Cal. Govt. Code § 66410) and can often be time consuming and can chill the interests of corporate investors. Currently, the P.M.C. requires that the City Council approve all final maps. However, the Subdivision Map Act provides that this power can be designated to other City officials. (Cal. Govt. Code § 66458).

ANALYSIS

The proposed ordinance ("Ordinance") amends the P.M.C. to designate the City's Planning Director and the City Manager with the authority to approve final maps and accept dedications of improvements. By delegating this power to City officials, the City can create greater flexibility to expedite final map application reviews. As the City grows, final map approvals will become more tedious for the City Council to review. Other California cities, such as the cities of

Brentwood and Chula Vista, have implemented similar ordinance to authorize final map approval at a staff level. This Ordinance relieves the Council of this burden at times. The Ordinance requires both the City Planning Director and the City Manager to approve a final map, ensuring maximum oversight.

In order to comply with the Subdivision Map Act, the Ordinance requires that the public and City Council be informed when a final map application is under review at the regular City Council meeting following the receipt of the final map.

To comply with state law and ensure that final maps are reviewed quickly, the Ordinance also requires that the City Manager and City Planning Director take action on the final map within ten (10) business days of the regular City Council meeting where the final map was noticed. The Ordinance requires that any decisions by the City Manager and City Planning Director may be appealed by the applicant to City Council.

This authorization should allow the City to process development projects more quickly and efficiently, thereby attracting more business opportunities into the City. However, in the event that this method of review is not optimal for the City, the Ordinance also requires the City to review this delegation of authority every three (3) years in case the City wishes to return the responsibility to the City Council.

FISCAL IMPACT

Implementation of this Ordinance may require more staff time. However, there is no indication that the impact will be significant. Therefore, is no apparent fiscal impact from this Ordinance.

ALTERNATIVE ACTIONS

The City Council's options regarding Ordinance 768 include:

1. Motion to introduce Ordinance 768 for first reading;
2. Continue introduction of Ordinance 768 for a first reading to the next regular City Council meeting with changes or revisions as provided by the City Council;
3. Reject the introduction of Ordinance 768 for first reading.

RECOMMENDED ACTION

Based on the information contained herein, staff recommends that the Planning Commission approve and recommend City Council adopt Ordinance 768 amending Chapter 16.36 "Final Map" of Title 16 of the Patterson Municipal Code.

ATTACHMENT

Ordinance 768

ORDINANCE NO. 768

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PATTERSON,
AMENDING CHAPTER 16.36 OF TITLE 16 OF THE PATTERSON MUNICIPAL CODE
TO AUTHORIZE CITY OFFICIALS TO APPROVE FINAL MAPS**

WHEREAS, the City Council recognizes that facilitating new development within the City is important to ensure that the City continues to grow economically; and

WHEREAS, the City Council finds that attracting new business development opportunities requires the ability to act quickly and efficiently; and

WHEREAS, currently the City's municipal code provides that all final maps must be approved by the city council; and

WHEREAS, the City Council recognizes that, as the City grows, it is becoming less feasible for the City Council to review and process every final map approval while still managing other City business; and

WHEREAS, Government Code Section 66458 authorizes the City Council to appoint a City Official to approve final maps and accept dedications on the City's behalf; and

WHEREAS, the City Council finds that it is in the best interest of the City to appoint the City Manager and the City Planning Director as the officials responsible for reviewing and accepting or rejecting final maps and dedications of improvements.

THE CITY COUNCIL OF THE CITY OF PATTERSON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1, Chapter 16.36, "Final Map" of Title 16 of Patterson's Municipal Code titled "Divisions of Land" shall be amended as follows:

Chapter 16.36 shall be amended to read as follows:

16.36.040 Action on final map.

Action approving the final map can be either taken at the staff level pursuant to Section 16.36.050 or at the city council level pursuant to Section 16.36.060. Whether or not a final map is processed pursuant to Section 16.36.050 or pursuant to Section 16.36.060 shall be determined by the city manager.

16.36.050 Council action.

- A. In the event the city manager determines that the city council will process the final map, the secretary of the planning commission upon receiving the final map from the subdivider or his agent, shall examine the same to determine whether said map conforms with the tentative map and with all changes and requirements imposed as a condition to the acceptance of said tentative map by the planning commission or city council. If it is determined that the final map does not conform, the subdivider shall be advised of the changes or additions that are still required before the final map can be certified by the secretary.

- B. The city council shall, at the meeting at which it receives the map or at the next succeeding regular meeting, approve the final map if the council finds that the map meets all the requirements and conditions imposed by the State Subdivision Map Act and by this title, which were applicable to the subdivision at the time of approval of the tentative map. If the map does not conform, the council shall disapprove the map.

- C. Concurrently with the approval of the final map, the city council shall accept, accept subject to improvement, or reject any offer of dedication.

- D. Prior to the time of approval of the final map by the city council, the subdivider and city shall enter into an agreement conforming with the provisions of this title or the State Subdivision Map Act which have not been completed and accepted in accordance with the city's standard specifications applicable at the time of the approval or conditional approval of the tentative map. The subdivider shall provide approved security to assure performance of each and every term and condition of the agreement.

16.36.060 City Staff Action on Final Map.

- A. The city council designates the city planning director and the city manager with the authority to approve or disapprove a final map, subject to the provisions of this chapter, when the city manager determines that it is appropriate to do so. For a final map to be approved by the city, both the city planning director and the city manager must approve of the final map. This authority includes the power to accept, accept subject to improvement, or reject dedications and offers of dedications that are made by a statement on the final map. Any action taken pursuant to this section must be done jointly, with the concurrence of both the city planning director and the city manager, to be valid.

- B. After the city receives a final map for approval, the city council clerk will provide notice of the pending action on the final map by attaching and posting such notice with the city council's next regular meeting agenda and mailing such notice to interested parties. Either the city planning or the city manager will notify the city council at the next regular meeting after receipt of the final map that the final map is being reviewed for final approval.

C. The city planning director and city manager will approve or disapprove of the final map within ten (10) days following the regular city council meeting where the matter was noticed.

D. Decisions made by the city planning director and city manager may be appealed to the city council, pursuant to Chapter 16.88 of this title.

E. The city council will review the delegation of authority to the city planning director and city manager every three (3) years from the effective date of this ordinance, or as soon thereafter as is practical.

16.36.070 Filing with the county recorder.

Upon approval of the final map by the city council or the city manager and city planning director, the city clerk shall transmit the map to the county recorder.

SECTION 2. The City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in the City of Patterson within fifteen (15) days of its enactment; shall certify to the enactment and publication of this Ordinance, and shall cause this Ordinance and its certification to be entered in the Book of Ordinance of the City.

This Ordinance was introduced at a meeting of the City Council of the City of Patterson duly held on the ___ day of _____, 2014 and approved at a meeting of the City Council of the City of Patterson duly held on the ___ day of _____, 2014 by the following roll call vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- EXCUSED:

APPROVED:

Luis I. Molina, Mayor
City of Patterson

ATTEST:

Maricela L. Vela, City Clerk
City of Patterson

**Downtown Visioning
Interview Questions**

April 8, 2014

Company Name/Attendees: _____

1. What attributes, experience, and skills does your approach bring to the table and how do you envision these tools being used to meet the unique needs of Patterson?

2. How will you familiarize your self with the community resources and needs to ensure that the Downtown Vision reflects community priorities?

3. How do you plan to ensure community-wide input and participation in the visioning process?

4. How will you structure the Downtown Vision and related products so that they can be used to address future changes?

- a. How will you ensure that products are useful to the City?
- b. Will you provide training if needed?

5. How do you plan to overcome challenges created by the distance between your offices and the City of Patterson?

- a. What is your approach to staffing the project?
- b. What is your approach to managing the project?
- c. How accessible are you to City staff? (Phone calls only? Face to face? Etc.)

6. What role do you expect the City Council and various City Commissions to play in your research?

7. Which of your staff will actually be working with City staff and attending meetings?

8. Other?

Notes: _____

Considerations:

- 1) Was the presentation helpful? _____
- 2) Was the visioning approach clear? _____
- 3) Was the team responsive to questions? _____
- 4) Do you want to work with this team? _____

Downtown Visioning Project - Proposal Review and Scoring Sheet

		Scoring	RHAA	Taecker	Gates & Associates	bae urban economics
Request for Qualifications						
Task 1 Informal Interviews						
1.1 Material Preparation						
	Potential "before and after" improvements	1 or 5				
	Strength and weakness market research	1 or 5				
	Potential programs to improve economic viability	1 or 5				
1.2 Individual Meetings						
	Councilmembers	1 or 3				
	Key City Staff	1 or 3				
	Downtown Stakeholders	1 or 3				
	Planning Commission	1 or 3				
	Parks and Recreation Commission	1 or 3				
Task 2 Community Workshop, Charrette, or Visioning Session						
2.1 Presentation and Exhibits						
	Potential Design Improvements	1 or 3				
	Potential Economic Programs	1 or 3				
2.2 Workshop						
	Facilitate design discussion	1 or 3				
	Facilitate Economic Programs discussion	1 or 3				
	Discuss issues, costs, and benefits	1 or 3				
	Prioritization	1 or 5				
Task 3 - Written Report						
3.1 Written Report						
	Outline key challenges and opportunities	1 or 5				
	Summary of the interviews	1 or 5				
	Potential City Actions	1 or 5				
Statement of Interest		0 or 5				
Qualification Statement						
	Firm's Credentials and Background	0 to 10				
	Relevant Experience	0 to 15				
	Project Team	0 to 15				
	Firm Resources/Approach	0 to 15				
	Firm's financial stability, cost estimate history and schedule record	0 to 15				
	Client References	0 to 10				
RFQ	Totals	Potential 150	0	0	0	0
Interviews						
	Question 1	0 to 25				
	Question 2	0 to 25				
	Question 3	0 to 25				
	Question 4	0 to 25				
	Question 5	0 to 25				
	Other	0 to 25				
Interview	Totals	Potential 150	0	0	0	0
Overall	Totals	Potential 300	0	0	0	0