



City of Othello
Planning Commission Meeting
March 18, 2024
Zuleica Morfin

CALL TO ORDER

Chair Chris Dorow called the meeting to order at 6:01pm.

ROLL CALL

Commissioners Present: Chair Chris Dorow, Brian Gentry, Alma Carmona, Daniela Voorhies, Maria Martinez, Ruth Sawyer

Absent: Kevin Gilbert

Staff: Community Development Director Anne Henning, Building and Planning Secretary Zuleica Morfin

Attendees: Bob Carlson, Emergency Management Director Sandi Duffey, Sulema Martinez

PUBLIC INPUT

None

MINUTES APPROVAL

February 20, 2024, minutes approved M/S Sawyer/Martinez

SAND HILL ESTATES #6 SHORT PLAT-DEFERRAL REQUESTS-RECOMMENDATIONS TO CITY COUNCIL

Scott McArthur, on behalf of Palos Verdes LLC, requested deferrals for a 1-lot short plat of 9.3 acres to construct multi-family dwellings north of Sand Hill Estates 4 and 5 (Cascade Street). The requests are to defer extension of utilities and easements through the plat, and to defer 11th Avenue Street and utility improvements. OMC 16.40 sets up a process for deferral of improvements and waiver of requirements, including a recommendation by Planning Commission and approval by City Council. Staff recommended the following:

1. No action on the requested waiver ("variance") of sidewalk on the west side of 7th Avenue. This item has already been addressed by the City Council as a Public Works Design Standards waiver.
2. Grant the request to defer extending municipal utilities through the plat until the completion of the 6th apartment building or September 30, 2029, whichever comes first. At that time the utilities will need to be extended to the east boundary of the plat. This deferral shall be guaranteed with a covenant.
3. Deny the request to defer dedication of easements for municipal utilities through the plat. These easements shall be shown on the plat in a location approved by the City Engineer or Public Works Director.
4. Grant the request to defer design and construction of street and utility improvements to 11th Avenue until the completion of the 6th apartment building or September 30, 2029, whichever comes first. At that time, the street and utility improvements will need to be constructed along the east boundary of the plat. This deferral shall be guaranteed with a covenant.

Chair Chris Dorow asked if the proponent was OK with the timeline. Ms. Henning said she had provided the staff recommendations to the owner and engineer, and had not received any comments back.

Motion to recommend to Council to accept staff recommendation. M/S Carmona/Voorhies

CODE UPDATE - SIDEWALK VENDORS/PUSH CARTS-OMC 4.04-DISCUSSION & RECOMMENDATION TO CITY COUNCIL

The Planning Commission has been working on regulations for push carts/sidewalk vendors/portable vendors. At the February meeting, the Commission made a lot of progress, so this is a review of the changes made and the final draft, for recommendation to the City Council. Ms. Henning pointed out the areas that still needed review. She told commissioners that the Chino Hills code had some intersections where they required vendors to be farther back than just the 15 feet from the curb return they had given a standard intersection. Commissioner Alma Carmona felt that 15 feet was adequate as she didn't think they would be in the site line because they couldn't be on the edge of the curb. Bob Carlson pointed out that most major intersections had traffic signals. Commissioners agreed to keep it consistent at 15 feet from the curb return for all intersections.

Ms. Henning explained that the Fire Chief had recommended requiring all push carts to be 25' from a building, although it appeared his concern was mostly with carts that would be doing cooking under an overhang. She asked commissioners if they wanted to require push carts to be 25 feet from a building. She suggested that where it said in a park 25 feet from an entrance or exit of a building, they could just remove entrance and exit and just say 25 feet from a building. She also said that she felt like the place it would be a problem was in the downtown area where you have a sidewalk in front of the building. Commissioner Alma Carmona said she thought 25 feet was too much and maybe they should just disallow it in C1. Chair Chris Dorow said he has seen the place next to the library (Botanas Locas) set up outside on the sidewalk on the weekends and if they put it into place not allowing them in C1 and putting in the 25 feet wouldn't allow them to do that anymore. Ms. Henning told commissioners that a store wouldn't need a separate license to sell outside their store. They would not be a street vendor.

Commissioner Daniela Voorhies said they needed to provide a map of allowed locations to make it simpler for people to understand where they can and can't be. Chair Chris Dorow said it would be nice to have a pamphlet for people to see where they can be.

Chair Chris Dorow said he liked the idea of 25 feet from the building instead of excluding C1 because it would exclude the sales and still allow it in Pioneer Park. Ms. Henning said if they took the Fire Chief's recommendation of 25 feet from any building then it wouldn't be allowed. Chair Dorow felt that 25 feet was too restrictive and should be removed.

Ms. Henning asked commissioners to discuss if vendors should be allowed on vacant lots. She mentioned an application that was submitted for a flea market on a vacant lot that was denied because in the current code it says you must have a building. Commissioner Alma Carmona doesn't think push carts should be allowed on vacant lots because they create a lot of problems such as spilling and burning something because they are on uneven ground. Commissioner Daniela Voorhies said she was ok with them being on a vacant lot but only one vendor. Commissioner Ruth Sawyer said no, and they should first see how they work out on the parameters they are given. Commissioners agreed to limit it to one vendor per undeveloped lot. Ms. Henning asked commissioners if they wanted to address pop up events. Chair Chris Dorow asked if pop up events would be good for Othello. Commissioner Alma Carmona said it would be. Commissioners agreed pop up events should be allowed without additional regulations.

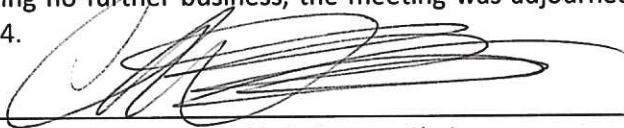
Ms. Henning said she had previously mentioned that there are existing stationary vendor standards in the current business license chapter, and she was wondering what those existing rules would apply to once we adopt the new rules, and she could only think of a vehicle that wasn't a food truck.

The current cost of a business license is \$80 dollars for the year for each vendor. Code Enforcement Officer Heather Miller had told Ms. Henning the license had to be for the vendor and not the pushcart so it would make it easier for her to enforce, write the ticket and keep track of. Commissioners wanted to allow a business to grow by adding carts. They suggested some sort of language about "owner or designee". They noted that they will recommend what they feel is best, then it is up to the Council to decide what to adopt.

Motion to recommend the draft with the changes as discussed to the City Council. M/S Carmona/Gentry

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:05pm. Next meeting is Monday, April 15, 2024.



Chris Dorow, Chair

Date: April, 15, 2024



Zuleica Morfin, Building and Planning Secretary

Date: 4-15-2024

