



Planning Commissioners Present: Krista Bernasconi, Donald Brewer, Sam Cannon, Gordon Hinkle, Audrey Huisking

Planning Commissioners Absent: Robert Dugan – Excused, David Larson - Excused

Staff Present: Paul Richardson, Director, Planning & Housing  
Chris Burrows, Senior Planner  
Gina LaTorra McColl, Associate Planner  
Chris Kraft, Engineering Manager  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**WELCOME** 7:00PM

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Cannon

**ORAL COMMUNICATIONS** None.

**CONSENT CALENDAR**

Chair Huisking asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Huisking asked for a motion to approve the CONSENT CALENDAR as listed below:

**IV-A. MINUTES OF SEPTEMBER 22, 2011.**

**IV-B. CONDITIONAL USE PERMIT AND ADMINISTRATIVE PERMIT – 1020 SUNDOWN WAY – RHEMA CHRISTIAN CENTER – FILE# 2011PL-073 (CUP-000073 & AP-000389).** The applicant requests approval of a Conditional Use Permit to allow a community assembly use in a Planned Development zone (PD 35) and an Administrative Permit for a reduction in required parking. Applicant: Gary Johns, RHEMA Christian Center. (Wiley)

**MOTION**

Commissioner Bernasconi made the motion, which was seconded by Commissioner Brewer, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Bernasconi, Brewer, Hinkle, Cannon, Huisking

Noes:

Abstain: Hinkle, Cannon

Commissioner Hinkle and Commissioner Cannon abstained from approving the minutes of September 22, 2011 due to their excused absences from the meeting.

## OLD BUSINESS

**V-A. DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 10090 CROCKER RANCH ROAD – NRSP PCL DR-3 CROCKER RANCH DRRS – FILE #2007PL-067; PROJECT #DRP-000394.** The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to modify the development and design standards to allow a four-foot side yard setback and substitute site coverage requirements with rear yard setback and usable open space requirements. Applicant: Steve Schnable, John Mourier Construction. (McColl) **THIS ITEM IS CONTINUED FROM THE MEETING OF SEPTEMBER 22, 2011.**

Associate Planner, Gina LaTorra McColl, presented the staff report and responded to questions.

Chair Huisking opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Marcus Lo Duca, Lo Duca and Avdis, on behalf of John Mourier Construction, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Applicant, Steve Schnable, John Mourier Construction, responded to questions and comments from the Commission.

There was discussion on the following:

- Changes in rear yard square footage with the usable open space standard versus the site coverage standard;
- Comparing this new project with previously built subdivisions, this modification will allow a deeper back yard;
- Commending new home designs;
- Concern with narrowness of side yard and ability to easily move trash cans through;
- Relative affordability of homes;
- Encourage the continued quality design that JMC is known for;
- Recap of new Building Code and Fire Separation Standards.

Chair Huisking temporarily closed the public hearing and asked for a motion.

### MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Hinkle, to adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision, and approve the Design Review Permit for Residential Subdivision subject to four (4) conditions of approval as submitted in the staff report with modification to condition #2 changing the expiration date from September 22, 2013 to October 27, 2013.

The motion passed with the following vote:

Ayes: Bernasconi, Hinkle, Brewer, Cannon

Noes: Huisking

Abstain:

## REPORTS/COMMENTS/COMMISSION/STAFF

### A. REPORTS FROM PLANNER

- Recap of overflow parking options for the Aquatics Center since physical improvements cannot be made due to existing constraints. Staff will discuss possible rearrangement of parking spaces and circulation improvements with the Parks Department.

## **ADJOURNMENT**

Chair Huisking asked for a motion to adjourn the meeting.

### **MOTION**

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of November 10, 2011. The motion passed unanimously at 7:33 PM.