



Planning Commissioners Present: Krista Bernasconi, Gordon Hinkle, Julie Hirota, Bruce Houdesheldt, Charles Krafka, David Larson

Planning Commissioners Absent: Joseph McCaslin (excused)

Staff Present: Chris Burrows, Planning Manager
Gina McColl, Associate Planner
Derek Ogden, Associate Planner
Marc Stout, City Engineer
Robert Schmitt, Assistant City Attorney
Julie Pistone, Recording Secretary

WELCOME

PLEDGE OF ALLEGIANCE - Led by Commissioner Krafka

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JANUARY 23, 2014.

MOTION

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

The motion passed with the following vote:

Ayes: David Larson, Bruce Houdesheldt, Krista Bernasconi, Gordon Hinkle, Julie Hirota, Charles Krafka

Noes:

Abstain:

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, & TREE PERMIT – 150 N. SUNRISE AVE. – ENTERPRISE CAR SALES AND RENTAL BUILDING – FILE# PL13-0055. The applicant requests approval of a Design Review Permit to construct a 34,425 square foot office and sales building with associated on-site parking, landscaping and site lighting; a Conditional Use Permit to allow car sales operations; and a Tree Permit to allow the removal of two protected native oak trees to facilitate development of the site. Applicant: Enterprise Rent a Car Company of Sacramento, Mike Davirro. Owner: I Think I Can L.P., Rick Singer. (McColl)

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

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

Applicant, Mike Davirro, Enterprise Car Rental, 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.

Public Comment:

- None

Commission Discussion:

- Projected number of cars to be for sale on the lot
- Operation of both locations during the transition
- Number of employees & customers
- Parking accommodations
- Ingress & egress concerns for safety & liability
- Adequate signage directing customers to site
- Percentage of cars vs. rental with regards to revenue
- Tree mitigation

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

MOTION

Commissioner Houdesheldt, made the motion, which was seconded by Commissioner Larson, Adopt the findings for adoption of the Mitigated Negative Declaration; Adopt the Mitigated Negative Declaration; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with seventy-four (74) conditions of approval; Adopt the three (3) findings of fact for the Conditional Use Permit; Approve the Conditional Use Permit subject to four (4) conditions of approval; and Adopt the two (2) findings of fact for the Tree Permit; and Approve the Tree Permit subject to twenty-one (21) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Bruce Houdesheldt, David Larson, Krista Bernasconi, Gordon Hinkle, Julie Hirota, Charles Krafka

Noes:

Abstain:

V-B. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP AND MAJOR GRADING PLAN – 2801 PLEASANT GROVE BL. – WESTBROOK PHASE 1 TENTATIVE SUBDIVISION MAP – FILE# PL13-0108. The applicant requests approval of entitlements for approximately 117.5 acres of land within the Sierra Vista Specific Plan area. The requested project entitlements include: 1) a General Plan Amendment to modify the City's adopted Land Use Map to reflect changes to the boundaries of Lots WB-5, WB-6, WB-7, WB-23, WB-24 and WB-51; 2) a Specific Plan Amendment to adjust the Sierra Vista large lot parcel boundaries of the lots and adjust the allocated units for parcels WB-5, WB-6, WB-7, WB-23, and WB-24; 3) a Rezone to modify the zoning on the lots; 4) a Tentative Subdivision Map to create 568 single-family lots within five villages; and 5) a Major Grading Plan to rough grade the entire Westbrook property for future

development. Applicant: Westpark Communities, Ryan O'Keefe. Owner: Westpark Communities, Jeff Jones. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

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

Marcus Lo Duca, on behalf of Westpark Communities, 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.

Public Comment:

- None

Commission Discussion:

- None

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

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Bernasconi, to Recommend the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Specific Plan Amendment, and Rezone; Adopt the three (3) findings of fact for the Tentative Subdivision Map; Approve the Tentative Subdivision Map subject to seventy-four (74) conditions of approval; Adopt the three (3) findings of fact for the Major Grading Plan; and Approve the Major Grading Plan subject to twenty-eight (28) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: David Larson, Krista Bernasconi, Gordon Hinkle, Julie Hirota, Bruce Houdesheldt, Charles Krafka

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

Reports from Planner:

- Working on dates for water discussion & tour of Traffic Operation Center. Likely to be the 2nd meeting in March.

Commissioner Comments/Questions:

- Future use of empty Walmart building on Lead Hill Blvd.

ADJOURNMENT

Chair Hinkle asked for a motion to adjourn the meeting.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Bernasconi, to adjourn to the meeting of February 27, 2014. The motion passed unanimously at 7:40 PM.