



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

Planning Commissioners Absent:

Staff Present: Chris Burrows, Planning Manager  
Wayne Wiley, Associate Planner  
Marc Stout, City Engineer  
Robert Schmitt, Assistant City Attorney  
Julie Pistone, Recording Secretary

## **WELCOME**

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

**ORAL COMMUNICATIONS** None.

## **CONSENT CALENDAR**

### **IV-A. MINUTES OF FEBRUARY 13, 2014.**

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.

## MOTION

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

The motion passed with the following vote:

Ayes: Hirota, Larson, Krafka, Bernasconi, Hinkle

Noes:

Abstain: McCaslin

Commissioner McCaslin abstained from approving the minutes of February 13, 2014 due to his absence from the meeting.

Commissioner Houdesheldt arrived at 7:04PM.

## **NEW BUSINESS**

Commissioner Krafka recused himself from the public hearing of Item V-A due to a conflict of interest, as he works for the civil engineer and landscape architect working on this project.

### **V-A. GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT & TENTATIVE SUBDIVISION MAP – BLUE OAKS RETAIL CENTER – 1498 BLUE OAKS BLVD – FILE #PL13-0101.**

The applicant requests approval of a General Plan Amendment to change the land use of 4.7 acres of the 10 acre property from Business Professional (BP) to Community Commercial (CC), a Rezone to change the zoning of 4.7 acres of the property from BP to Community Commercial/Special Area (CC/SA), a Design Review Permit to allow the construction of six buildings totaling 94,420 square feet, and a Tentative Subdivision Map to subdivide the 10 acre parcel into eight lots. Applicant: Richard Sambucetti, Borges Architectural Group. Owner: Curt Burwell, Burwell Management Company (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicants, Richard Sambucetti and Curt Burwell, addressed the Commission and responded to questions. They stated that they had received a copy of the staff report and were in agreement with staff's recommendations.

#### Public Comment:

- None

#### Commission Discussion:

- Difference of height restrictions - Business Professional vs. Community Commercial
- Setbacks
- Amount of parking available, parking ratios, total parking requirement
- Delivery vehicles accessing the property, safety, feasibility of trucks getting in & out
- Truck delivery routes
- Great outreach by staff & applicant/owner to the Westpark-Fiddymont Farms Neighborhood Association
- Sound wall requirement & location for deliveries
- Type of tenant mix
- Ingress & egress – road improvement to Blue Oaks, widening
- Lighting
- Traffic during peak hours, new signal, impact to surrounding neighborhoods, & accident history
- Praise to applicant/owner for the amount of handicap spaces & additional parking spaces

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

#### MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Larson to Adopt the Mitigated Negative Declaration; Recommend the City Council approve the General Plan Amendment; Recommend the City Council adopt the two (2) findings of fact for the Rezone; Recommend the City Council approve the Rezone; Adopt the four (4) findings of fact for the Design Review Permit; Approve the Design Review Permit with 100 conditions of approval; Adopt the three (3) findings of fact for the Tentative Subdivision Map; and, Approve the Tentative Subdivision Map with 47 conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Houdesheldt, Larson, Hirota, Bernasconi, McCaslin, Hinkle

Noes:

Abstain:

Commissioner Krafka returned to the dais.

## **REPORTS/COMMENTS/COMMISSION/STAFF**

Reports from Planner:

- None

Commissioner Comments/Questions:

- Time frame for the widening of Blue Oaks (5-6 months to start in spring & be completed in fall)
- Plans to widen Baseline Rd.(1 yr. out)
- Ground water pumps have been turned on
- Has the city stopped allowing permits for pool construction? (under stage 4 drought restrictions – not there yet)
- Appreciation of staff's due diligence

## **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 March 13, 2014. The motion passed unanimously at 7:41 PM.