

Planning Commissioners Present: Donald Brewer, Rex Clark, Gordon Hinkle, Audrey Huisking

Planning Commissioners Absent: Sam Cannon, Robert Dugan, Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Gina La Torra, Associate Planner
Elisa Reynolds, Associate Planner
Chris Kraft, Engineering Manager
Michelle Sheidenberger, Deputy City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF JULY 26, 2007.

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Brewer, Hinkle, Clark

Noes:

Abstain:

NEW BUSINESS

V-A. CONDITIONAL USE PERMIT - CHRISTIAN LIFE ACADEMY – 1301 COLOMA WAY – FILE #2007PL-065; PROJECT #CUP-000044). The applicant requests approval of a Conditional Use Permit to operate a private school (K-12) for a maximum of 100 students in the existing buildings at the First Southern Baptist Church. Applicant: Gary Gubitz, Christian Life Academy. Owner: First Southern Baptist Church. (Reynolds)

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

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

Applicant, Gary and Peggy Gubitz, Christian Life Academy Principals, 8113 Miners Meadows Ct, Granite Bay, 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.

There was discussion on the following:

- Occupancy limitations for church and schools buildings;
- Vision of future growth of school in five to ten years;
- Feasibility of moving pickup/drop off area to west side of building;
- Coordination of evening school programs with nearby Sierra Gardens Elementary School to avoid possible traffic jams.

The following people spoke in opposition to the project:

- Mary Beck, 1226 Palm Ave, lives behind and across the creek from the back of the First Southern Baptist Church and stated that she is concerned with the possible increase in noise levels during school hours. She asked if the loading zone could be moved to the west side of the building so it would not be right below her home. She is also concerned that the increase in noise will have a detrimental effect on the existing wildlife along the creek.

Chair Clark closed the public hearing and asked for a motion.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the three (3) findings of fact for the Conditional Use Permit; and Approve the Conditional Use Permit subject to ten (10) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Hinkle, Clark

Noes:

Abstain:

V-B. GENERAL PLAN AMENDMENT - PARKS AND RECREATION ELEMENT AND IN LIEU PARK FEE ORDINANCE - FILE #2007PL-010 (GPA-000032).

The General Plan Amendment to the Parks and Recreation Element is proposed to include wording regarding the collection of fees in lieu of parkland dedication and to revise the Parks Standards, Park Siting and Park Criteria sections. The In Lieu Park Fee Ordinance is proposed to establish procedures for collecting fees in lieu of park land dedication. (La Torra)

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

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

There was no comment from the Public.

There was discussion on the following:

- Commissioner Huisking expressed her support of the amendment;
- Commissioner Hinkle commended the Parks and Recreation Department for the pre-planning & building of parks into the infrastructure of new developments. He expressed his hope that this pre-planning continue.

Chair Clark closed the public hearing and asked for a motion.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to Recommend that the City Council adopt a Resolution approving the General Plan Amendment as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Huisking, Hinkle, Brewer, Clark

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Associate Planner, Elisa Reynolds, presented a report on the upcoming house move that is being done in partnership with Housing and Community Services to move a home from 930 Oakridge Dr to 105 B Street. The house has been donated by the property owner to the Housing Department's Owner-Occupied Rehab Program. The move will take place between 3:00am and 6:00am on August 13th. The Housing Department has acquired federal funds to cover the cost of the move.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Brewer made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of August 23, 2007. The motion passed unanimously at 7:30 PM.