

The meeting was called to order at 6:00 p.m. with the following in attendance:

Planning Commission Members Present: Chair Fedolia "Sparky" Harris, Vice Chair Kevin Spease, and Commission Members Frank Maita, George Murphey and Amy Tong.

Planning Commission Members Absent: None

APPROVAL OF AGENDA:

MOTION: M/S MURPHEY/SPEASE to approve the agenda as presented. **The motion passed by the following vote: Ayes: 5; Noes: 0; Abstain: 0.**

PUBLIC COMMENT:

There were no requests to speak.

CONSENT CALENDAR ITEMS:

None

CONSENT PUBLIC HEARING ITEM:

Chair Harris declared the public hearing open.

ITEM 5.1 - SHELDON TERRACE (EG-04-587B) - TENTATIVE SUBDIVISION MAP EXTENSION: A three-year extension to the November 9, 2016 expiration date of the previously approved 214 single-family lot Tentative Subdivision Map. The site is located at Sheldon Road and Michener Way, APN: 116-0021-045. No subsequent CEQA review necessary under Section 15162.

There were no requests to speak under the public comment opportunity. Chair Harris closed the public hearing.

MOTION: M/S MAITA/MURPHEY to accept the Consent Hearing item. **The motion passed by the following vote: Ayes: 5; Noes: 0; Abstain: 0.**

PUBLIC HEARING ITEM:

ITEM 6.1 - HOUSING ELEMENT MULTIFAMILY SITE 21 (SHELDON FARMS) - GENERAL PLAN AMENDMENT AND REZONE: A High Density Residential land use designation and zoning on a total of 15 acres, on 3 individual sites, within the 146-acre site. Site 21 is located south of Sheldon Road between Bruceville Road, Lewis Stein Road, and Big Horn Boulevard (known as Sheldon Farms), specifically APNs 116-0012-051, 116-012-059 & 116-012-064. The Project is exempt from CEQA under Section 15183

Project Planner Pam Johns presented on the item and brought attention to the Commission the pink sheet containing comments from the northeast site property owner that requested an increase in rezoned acres from six to nine. In response to questions of the Commission about granting the additional acreage, Staff clarified that this site had already undergone environmental review during the 2014 General Plan update and the EIR would need to be re-evaluated to determine whether additional environmental review would be required, which could delay the approval. The Commission

inquired about developer interest in the site. Ms. Johns indicated that future meetings had been set with potential buyers.

There were no requests to speak under the public comment opportunity. Chair Harris closed the public hearing.

COMMISSION ACTION:

There was further discussion about the potential of six acres and the timeline of re-evaluation of the environmental document. Staff stated that it would take a few days. The Commission agreed to move forward with a recommendation, but with the approach that staff would review the environmental report prior to City Council consideration. Mr. Hobbs explained that due to the 10-day publication deadlines, it would not be enough time to make it to the proposed City Council meeting. Mr. Hobbs suggested that the Commission move the resolution and provide staff direction to look at whether or not the six to nine acre rezoning could be accommodated with the caveat that further review could create the need for additional environmental review to the site.

MOTION: M/S MAITA/MURPHEY that the Planning Commission adopt a Resolution recommending that the City Council find the Housing Element Multifamily Site 21 (Sheldon Farms) –General Plan Amendment and Rezone Project (Project) exempt from CEQA pursuant to State CEQA Guidelines Section 15183; adopt a Resolution adopting the General Plan Amendment for the Project; and adopt an Ordinance Rezoning the Project to High Density Residential (RD-25) pursuant to the findings contained in the draft Resolution include instruction to staff as discussed. **The motion passed by the following vote: Ayes: 5; Noes: 0; Abstain: 0.**

REGULAR AGENDA ITEM(S): NONE

PLANNING DIRECTOR'S REPORT:

Development Services Director Darren Wilson provided a summary of future agenda items.

PLANNING COMMISSION MATTERS:

There were announcements of upcoming events.

ADJOURNMENT:

The meeting was adjourned at 6:45 p.m.



Prepared by Secretary
Sandy Kyles

APPROVED: November 17, 2016