

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

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

Planning Commission Members Absent: Chair Fedolia "Sparky" Harris,

**APPROVAL OF AGENDA:**

**MOTION: M/S MURPHEY/TONG** to approve the agenda as presented. **The motion passed by the following vote: Ayes: 4; Noes: 0; Abstain: 0.**

**PUBLIC COMMENT:**

*There were no requests to speak under the public comment.*

**CONSENT CALENDAR ITEMS:**

**MOTION: M/S MURPHEY/MAITA** to approve the minutes of October 20, 2016 and November 3, 2016. **The motion passed by the following vote: Ayes: 4; Noes: 0; Abstain: 0.**

**CONSENT PUBLIC HEARING ITEM: NONE**

**PUBLIC HEARING ITEM:**

*Vice Chair Spease declared the public hearing open.*

**ITEM 6.1 – CROOKED CREEK ESTATES EAST (EG-15-050) - GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, SMALL LOT TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SUBDIVISION LAYOUT AND ABANDONMENT OF IRREVOCABLE OFFER OF DEDICATION:** A change to a portion of the land use from single-family Residential-4 du/ac to Residential-5 du/ac and 121 single-family residential lots, a school site, a park site and open space area and Abandon an Irrevocable Offer of Dedication located at 9879, 9891 & 9846 Waterman Rd., APNs: 134-0110-064, 134-0110-065, and 134-0110-073. The Project is exempt from CEQA under Section 15162.

Project Planner Pam Johns presented on the item and brought to the attention of the Commission the supplemental information green sheet that includes additional language to condition #8 that requires this project be subject to the previously adopted Crooked Creek MMRP and written comments submitted by Lynn Wheat just prior to the meeting that questions the vicinity of the project to propane tanks. City Attorney Jennifer Alves reported that previous studies had been performed on similar propane tank instances throughout the City and explained that the proximity of the propane tank to this project should not pose a problem.

Project Representative Mark Weiss talked about the FEMA ordinance related to condition #14 that he felt would put an 18-month delay on the project. He asked the Commission to consider making the condition retroactive to the application submittal to avoid further delays. In response to a question of the Commission about when he was notified of the ordinance, he said in October 2016. Project Representative Paul Hart, MacKay & Somps expressed concern of additional work and time that would be involved in order to update the flood maps to meet the condition requirement.

Jennifer Alves clarified that the floodplain mapping was brought to the Planning Commission in October after State Senate Bill 5 was passed. After a lengthy discussion about changing the condition and/or working with the applicant to expedite the process, Ms. Alves clarified that the Commission could not change the ordinance but suggested that the Planning Commission forward the item to City Council and request that they take a closer look at the code and whether it could be modified.

**PUBLIC COMMENT:**

*Vice Chair Spease opened the public comment opportunity.*

Resident Robert Hansey expressed concerns about previous flood events in the area, density change for the project, traffic impacts and asked that the item not be approved until additional issues have been addressed and suggested additional notification to surrounding residents.

Mr. Weiss said the flooding issues should improve after the project is built and said the density change was consistent with surrounding projects.

*Vice Chair Spease closed the public hearing.*

**COMMISSION ACTION:**

The Commission addressed previous concerns related to Flood Mapping, the change in unit density, traffic impacts and noticing to residents. The Commission spoke in favor of moving the project forward with the understanding that staff would review condition #14 for their suggested solutions prior to going to Council.

**MOTION: M/S MURPHEY/TONG** that the Planning Commission adopt a Resolution recommending that the City Council find the Crooked Creek Estates East Project exempt from CEQA pursuant to State CEQA Guidelines Section 15162; adopt a Resolution approving the General Plan Amendment, Specific Plan Amendment, Rezone, Small Lot Tentative Subdivision Map, Design Review for Subdivision Layout and Abandonment of Irrevocable Offer of Dedication for the Project; and adopt an Ordinance Rezoning the Project pursuant to the findings contained in the draft Resolution and the amendment of Condition #8 and with the understanding of the direction staff should take regarding the Council. **The motion passed by the following vote: Ayes: 4; Noes: 0; Abstain: 0.**

**PLANNING DIRECTOR'S REPORT:**

Darren Wilson provided a summary of future agenda items and announced the cancellation of the December 1<sup>st</sup> meeting.

**PLANNING COMMISSION MATTERS:**

There was an announcement about the upcoming Dicken's Faire slated for November 26, 2016 and a reminder about donations to the Food Bank.

**ADJOURNMENT:**

The meeting was adjourned at 7:32 p.m.

  
Prepared by Secretary  
Sandy Kyles

**APPROVED: December 15, 2016**