

## Planning Commission Regular Meeting Minutes

Monday, October 22, 2007

Commission Members present: Chairman Sanders, Commissioner Marshall, and Commissioner Freeman.

Commission Members absent: Commissioner Davis and Commissioner Wright.

Others present:        Jim Manning, City Administrator  
                              Monica Aguayo, Assistant City Planner  
                              Sarvin Singh, Citizen  
                              Janet Tremaine, Citizen

Chairman Sanders calls the meeting to order at 7:03 p.m. leading the Pledge of Allegiance.

Chairman Sanders declares time for a period of public comment.

There being no public present, Chairman Sanders closes the period of public comment.

Chairman Sanders declares time for the approval of the Minutes from the August 27, 2007 meeting, there being no quorum approval of August 27, 2007 minutes is postponed to next regular meeting.

Chairman Sanders declares time for discussion regarding the approval TPM 2007-5 a request by Mark & Diana Azevedo and Steve & Polly Codorniz to divide and existing 14,619 square foot parcel into two parcels in the C-1 zoning district. The property is located at 557 9<sup>th</sup> Street on APN 005-095-009.

Ms. Aguayo speaks regarding the specific lot sizes that are being requested to create and what currently exists on the parcel. She explains it is staff's finding that all the required findings can be made and the subdivision is consistent with the zoning ordinance. The project is also categorical exempt from CEQA.

Discussion is held regarding the lot sizes.

Chairman Sanders opened the public hearing.

Sarvin Singh, 929 9<sup>th</sup> Street, comments on parcel 1 to be created is not large enough for a building, parking lot, and landscaping.

Janet Tremaine- Questions the commission on why she was not issued a business license.

There being no further comments Chairman Sanders closes the public hearing.

It is moved by Vice-Chair Marshall, seconded by Commissioner Freeman, to approve TPM 2007-5. Motion carried by the following vote:

Ayes: Chairman Sanders, Vice-Chair Marshall, and Commissioner Freeman.

Noes: None.

Absent: Commissioner Davis and Commissioner Wright

Chairman Sanders declares time for discussion regarding the approval of a one year map extension to the McCarl Ranch, Mayberry Ranch and George Estates Subdivision Tentative Maps.

Ms. Aguayo speaks regarding the required findings to approve the one year map extension. It is staff's finding that all the required findings can be made and the extension is consistent with the subdivision ordinance.

Discussion is held regarding the specifics of map extensions and the above mentioned subdivision maps are alive for one more year. Discussion is also held regarding the subdivision map act which allows a total of five years to a tentative map's life, instead of the current three years allowed by the City's ordinance.

It is moved by Vice-Chair Marshall, seconded by Commissioner Freeman, to approve the one year extension to the McCarl Ranch, Mayberry Ranch and George Estates subdivision tentative maps. Motion carried by the following vote:

Ayes: Chairmain Sanders, Vice-Chair Marshall and Commissioner Freeman.

Noes: None.

Absent: Commissioner Davis and Commissioner Wright.

Commissioner Sanders declares time for Study Session the topic is specific plans.

Ms. Aguayo explains the fundamentals of specific plans and what they entail.

Ms. Aguayo explains the City is considering preparing a specific plan for the Industrial Park area. Explaining a specific plan is the best way to go when you're considering to have mixed use in a specific geographic area.

Mr. Manning spoke on the advantages of a specific plan which includes financing and infrastructure measures.

Chairman Sanders adjourns the meeting at 8:05 p.m.

Approved: \_\_\_\_\_  
Chairman Sanders

Attest: \_\_\_\_\_  
Renee Miles, City Clerk