

**Planning Commission Minutes  
Community Chambers  
Wednesday, May 12, 2010, 7:00 p.m.**

Commissioners Present: Mark Braly (Chairperson), Ananya Choudhuri (Alternate),  
Greg Clumpner, Terry Whittier

Commissioners Absent: Rob Hofmann, Kris Kordana, Lucas Frerichs

Staff Present: Mike Webb, Principal Planner; Cathy Camacho, Planner;  
Lynanne Mehlhaff, Planning Technician

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**1. Call to Order**

Chairperson Braly called the meeting to order at 7:00 p.m.

Planning Commission recessed due to no audio/technical problems at 7:01 pm.  
Planning Commission reconvened at 7:04 pm.

**2. Approval of Agenda**

Commissioner Whittier moved approval of the agenda with a second from Commissioner Choudhuri and the agenda was approved by consensus.

**3. Staff and Commissioner Comments (No action).**

Chairperson Braly announced that Commissioner Clumpner was resigning from the Commission and thanked him for his valuable service.

Mike Webb, Principal Planner, thanked Commissioner Clumpner for his service and announced that there were two openings on the Planning Commission.

**4. Public Communications**

There were no public communications.

**5. Consent Items**

**A. Planning Commission Minutes of February 10, 2010**

The minutes were not available at this time.

**6. Public Hearings**

**A. PA #20-09, Verona Subdivision: Revised Affordable Housing Plan #01-09, Revised Final Planned Development #01-09, Revised Development Agreement #05-09; (Cathy Camacho, Planner)**

Public Hearing to consider approval of revisions to the 83 unit single family subdivision (“Verona”) located on the vacant 8.55 acre parcel at the southwest corner of Alhambra Drive and Fifth Street. The project was approved by City Council in July 2008. The proposed changes include: 1) Revise Affordable Housing Plan to correct the number of low/moderate income units required for the project from 19 to 17 with density bonus; 2) eliminate the middle income unit designation on 19 units required for the project, consistent with the ordinance adopted by the City Council suspending the requirement for middle income housing units; 3) revise the Affordable Housing Plan and Final Planned Development to reflect the changes; 4) Reduce the supplemental residential fees for the project; 5) defer payment of water and sewer connection fees from Final Map to Certificate of Occupancy; 6) add greenhouse gas emission reduction plan; 7) amend the Development Agreement to reflect all revisions; and 8) consider rejecting the 1.087 acres of parkland dedication required under current project approvals. *(Staff notes that #8 is a staff initiated recommendation. The developer is not requesting this change as part of the revised project proposal.)*

Cathy Camacho, Planner, presented the staff report.

Chairperson Braly opened the public hearing.

Bill Heartman, applicant for Regis Homes, answered questions from the Commissioners. He explained they will now be 35% above Title 24 due to complying with the Greenhouse Gas requirement. He said they were asking for consistency with the supplemental fees to be similar to what the last three projects have been granted by City Council.

Chairperson Braly closed the public hearing.

Commissioner comments (not necessarily consensus):

- Requested the information on achieving 35% above Title 24 come back to the Commission to see how the development achieved this.
- Would like to know how the 35% above Title 24 compared to the new Title 24 requirement going into effect.
- Endorsed using the open space as commercial and would like more information about that.
- Concern was that there should be equity amongst all the developments with fees. The housing market isn't there with this economy so we should reduce the supplemental fees.
- Preferred that the parkland property not be developed as residential. It should either be commercial or something else other than packing in houses.
- Supported staff recommendation except for use of Lot O for residential, preferred some sort of commercial there and not residential. Suggested that a study be prepared to find out what would work there, live work or investigate the possibilities before any housing.
- Supported staff recommendation option #2, convert parkland to residential because commercial wouldn't work there due to it being such a small area. Preferred the area filled in with homes and that would take care of that land area.
- Should leave it to staff to work with the applicant on what would be the best use for the parcel whether it was residential or commercial.

Bill Heartman explained how the park was originally set aside for the City at the City's request for a park. He couldn't keep the park for the HOA as open space because it wasn't viable to the project. He said he has heard from commercial/retail professionals that the park site was not a viable site for commercial. There is no real parking there and it is next to a passive park.

**Action:** Commissioner Clumpner moved staff recommendation that the City Council approve Revised Affordable Housing Plan #5-04B; Revised Final Planned Development #13-04B and Supplemental Development Agreement Amendment #5-09. Commissioner Choudhuri seconded the motion.

**AYES:** Whittier, Clumpner, Choudhuri, Braly  
The motion passed 4-0.

Commissioner Clumpner moved to reject the parkland dedication site and accept the in-lieu fees to be negotiated. The motion didn't include advising the City Council that this site should be residential use; this should be further discussed with staff and the developer. He said the sentence "direct the applicant to submit a new tentative map and other necessary entitlements to designate the parcel from parkland to residential use" should be removed from the recommendation. Commissioner Whittier seconded the motion. Chairperson Braly didn't support the motion and offered a friendly amendment that there be a feasible study for a small scale commercial or combination commercial/residential use there. Commissioner Clumpner accepted the

amendment but would like the feasible study done to see if some type of commercial use could work there and if not, then residential could be acceptable. Chairperson Braly added the sentence “to direct the applicant to submit a new tentative map and other necessary entitlements to designate the parcel from parkland to residential use and/or commercial use.” Commissioners Clumpner and Whittier accepted the friendly amendment.

AYES: Whittier, Clumpner, Choudhuri, Braly  
The motion passed 4 to 0.

**7. Business Items**

**A. Proposed Fiscal Year 2010-11 Capital Improvement Program (CIP) General Plan Consistency Determination; (Mike Webb, Principal Planner)**

Mike Webb, Principal Planner, presented the staff report.

Commissioner Whittier said since he didn't know the details on these CIP projects then he couldn't make a decision on the General Plan consistency.

Commissioner Clumpner asked questions about the water supply project.

**Action:** Commissioner Clumpner moved approval of the determination that the proposed fiscal year 2010-11 Capital Improvement Program was consistent with the adopted General Plan. Commissioner Choudhuri seconded the motion.

AYES: Clumpner, Choudhuri, Braly  
NOES: None  
Abstain: Whittier  
The motion passed 3-0-1.

**B. Selection of Vice-Chairperson for the Planning Commission**

Chairperson Braly requested the Commission postpone this item to the next meeting. Commissioners were in consensus.

**C. Commissioner Liaison Selection**

Chairperson Braly recommended this item be postponed until new members are appointed to the Commission in the future.

**8. Informational Items**

**A. Planning Commission Schedule**

**9. Staff and Commissioner Comments (continued).**

Commissioner Whittier asked if the City owned a copy of this book, *Downtown Planning for Smaller and Midsized Communities*. Mike Webb said we didn't have a copy but if there was enough interest then the City could purchase a copy. Commissioner Whittier suggested we could have a training session or workshop on this publication about *Design Guidelines for Small Towns and Rural Communities*.and the City could buy it from the APA. Mike said staff would look into this and see what the value would be and how it could be worked in.

Commissioner Choudhuri said she enjoyed the power point done by Cathy Camacho for the complex project Verona and found it very helpful. She recommended more of those for complex projects.

Commissioner Clumpner said originally he thought he wouldn't like being on the Planning Commission but it has been a very positive experience and very interesting. He found it a good growth-inducing experience and encouraged people to apply for being a Commissioner.

**10. Public Communications (continued).**

There were no public communications.

**11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, May 26, 2010 in the Community Chambers (23 Russell Boulevard).**

The meeting was adjourned at approximately 8:23 pm.