

MINUTES OF THE PLANNING COMMISSION MEETING
February 7, 2008

Chairman Mukai called the meeting to order at 6:32 p.m.

Commissioners Present: Mukai, Monis, Parra, Fernandez
Commissioners Absent: Mellon

City Staff Present: Planning Consultant Bruce O'Neal, Development Director Randy Deaver, City Attorney Scott Cross, and Planning Secretary Tammy Stone

Approval of the Minutes of Planning Commission Meeting of January 3, 2008:

A motion was made by Commissioner Monis to approve the minutes of January 3, 2008 and seconded by Commissioner Fernandez and passed by unanimous vote.

Public Presentation

No one present.

Public Hearing to Consider General Plan Amendment No. 07-01, Zoning Ordinance Amendment (Rezone) No. 07-03, and Vesting Tentative Tract Map No. 5834 filed by the R.J. Hill Company for 39.4 acres located at the Northeast Corner of Sunnyside and South Avenues.

Applicant is not present. City Attorney Scott Cross received a phone message from the applicant's attorney regarding a question concerning the conditions of approval. The City Attorney was unable to speak directly with the applicant's attorney. Bruce O'Neal Planning Consultant advised the Planning Commission that there was a question regarding Condition #33, Indemnification condition.

Bruce O'Neal gives the staff report. A new Condition of Approval is handed out to the Planning Commissioners by Mr. O'Neal. The new condition would require the developer to pay all of the park development fees at the time of the final map approval rather than at the issuance of a building permit. The fees would be used for the development of the park to the east which the city owns but does not have funds to develop.

Discussion regarding growth management.

Motion by Chairman Mukai to continue the Public Hearing to the next Planning Commission Hearing on March 6, 2008 in light of the fact that the applicant is not present and there are new conditions of approval and the applicant may have questions. Motion to continue Public Hearing is seconded by Commissioner Fernandez and Motion is passed with a 4-0-0-1 vote.

Communications:

Planner's Institute information received by Planning Commissioners.

Randy Deaver reports on the current projects:

- 1) Carl's Jr. is now open
- 2) Ice Plant permits were issued.
- 3) Hotel site retaining wall permit was issued and work has begun.
- 4) Downtown Facade program regarding the Wong property.

Commissioner Fernandez advised that Charlie Ruiz the original owner of the AMART passed away.

No other business was discussed and the meeting was adjourned at 7:15 p.m.