

No Questions from Commissioners at this time.

OPEN OF PUBLIC COMMENTS @ 615pm

Jim McRea – Reports on the staff meeting with Ms. Vaughn. NAWS would like density as low as possible. Mr. McRea suggest to commissioners to continue the item until the ACQUIZ from base has been completed.

Andy Kilikauskas – Reads letter he wrote to editor of newspaper.

Bob Rodgers – Lives in area, feels original development is not compatible. Only 1 acre parcels should be approved.

Valerie Rodgers – Supports 1-10 acre lots. Against high density.

Matt Anderson – Would like 5 things recognized. 1) Base 2) Long Term viability by flying over area. 3) BRAC 4) Surrounding community supports base lack of encroachment. 5) Long term interest vs. Short term interest.

Glenda Downing – Project is inappropriate for the area. Would like to see 1 acre lots in that area.

John Milkey – Opposed to project. Concerned about overbuilding and quality of life.

John Downing – Agrees with others. City & Developer should try to accommodate the Base.

Frank Niemeyer – Base is an asset and will continue to grow and so will the community. He does not want to see encroachment on the flight path. He feels development needs to restrict residential growth to 1 acre per house.

Melissa Christman – Supports Ms. Vaughn

Chris Ricketts – Would like to see 1-2-1/2 acre lots. Expresses concern about increased dust. Agrees that some issues should be relaxed for Ms. Vaughn.

Neil Christman – Likes Ms. Vaughn's project. He feels that ½ acre lots are even difficult for development. He supports decreasing requirements for Ms. Vaughn.

CLOSE OF PUBLIC COMMENTS @ 629PM

Questions & Comments from Commissioners

Jim Smith – Suggest denying project to support neighbors and the Base.

Mike Biddlingmeier – Agrees with Mr. Smith, project should be denied and zoning set to E-1 and continue TTM

Jerry Taylor – Agrees with Mr. Smith and Mr. Biddlingmeier.

Lois Beres – E-1.5 to 1 acre lots are an option and would like to see at least 50% of the project 1 acre parcels.

Jerry Taylor – Feels City needs to ease conditions on gutters, block walls, sidewalks, etc.

Mike Biddlingmeier – Also feels that the City needs to ease conditions.

7.1.a **ZC-06-02**: Zone Change from Urban Reserve (UR) to Estate Density Residential (E-1 1,400 sf)

APPROVED **DECLINED** _____ **CONTINUED** _____ **RESOLUTION** 06-73

Motion by: Commissioner Biddlingmeier **2nd by:** Commissioner Taylor

Vote: 3-1 **Ayes:** 3 **Noes:** 1 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** N **Howard Laire:** N/A **Jerry Taylor:** Y

Mitigated Negative Declaration

APPROVED **DECLINED** _____ **CONTINUED** _____ **RESOLUTION** 06-74

Motion by: Commissioner Biddlingmeier **2nd by:** Commissioner Taylor

Vote: 4-0 **Ayes:** 4 **Noes:** 0 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** N/A **Jerry Taylor:** Y

GPA-06-02 General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR) and Estate Density Residential (ED)

APPROVED _____ **DECLINED** **CONTINUED** _____

Motion by: Commissioner Biddlingmeier **2nd by:** Commissioner Taylor

Vote: 3-1 **Ayes:** 3 **Noes:** 1 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** N **Howard Laire:** N/A **Jerry Taylor:** Y

7.1.b **TTM 6798**: A request to create Tentative Tract Map 6798, a 242 lot subdivision (Mountains' Edge) with 46 (E-2 10,000 sf min.) lots, 87 (E-3 7,500 sf min.) lots and 74 (R-1 6,000 of min.) lots and one 2.9 ac sump/park lot. Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08.

APPROVED _____ **DECLINED** _____ **CONTINUED** _____

Motion by: Commissioner Biddlingmeier **2nd by:** Commissioner Taylor

Vote: 3-1 **Ayes:** 4 **Noes:** 0 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** N **Howard Laire:** N/A **Jerry Taylor:** Y

7.2 **Applicant: AMG & Associates, TPM 11562** a request to create a redesigned 10 lot General Commercial (GC) subdivision on 4.60 ac. located at the SW corner of Ridgecrest Blvd and Downs St. APN 508-020-06.

Matthew gives an overview with slides. Staff recommends approval with conditions.

OPEN OF PUBLIC COMMENTS @ 7PM

Kristen Wyrick (AMG & Associates) – Drainage on lot 10 has a condition of approval. Property value should not be an item for the Planning Commission. Opposes pedestrian access.

CLOSE OF PUBLIC COMMENTS @ 7:05PM

Questions from commissioners;

Jim Smith – Feels this should stay a commercial project.

Jerry Taylor – Agrees with Jim Smith.

Lois Beres – Inquires about the fencing that would be used.

Mike Biddlingmeier – Inquires about SCE not responding to the letter.

MITIGATED NEGATIVE DECLARATION

APPROVED X **DECLINED** _____ **CONTINUED** _____ **RESOLUTION** 06-75

Motion by: Commissioner Beres **2nd by:** Commissioner Taylor

Vote: 4-0 **Ayes:** 4 **Noes:** 0 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** N/A **Jerry Taylor:** Y

TPM 11562 a request to create a redesigned 10 lot General Commercial (GC) subdivision on 4.60 ac. located at the SW corner of Ridgecrest Blvd and Downs St. APN 508-020-06. With (2) Conditions;

- 1) Public Works to Address the Drainage
- 2) Letter from SCE regarding Transmission Lines in location w/SCE Poles

APPROVED X **DECLINED** _____ **CONTINUED** _____ **RESOLUTION** 06-76

Motion by: Commissioner Taylor **2nd by:** Commissioner Biddlingmeier

Vote: 4-0 **Ayes:** 4 **Noes:** 0 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** N/A **Jerry Taylor:** Y

CLOSE PUBLIC COMMENTS @ 7:05PM

NEW ITEMS:

7.3 Applicant: Neil Christman TTM 6221 Extension: a request for a 1 year extension to the approved TTM 6221 dated November 18, 2003. TTM 6221 is a request to create a 51 lot subdivision with lots ranging from 20,000 s.f. to 40,000 s.f. in size located west of College Heights Blvd and east of Warner St. between Springer Ave. and Dolphin Ave on 40 acres. Original APN 509-020-12 and 13;

Matthew gives a brief overview. Staff recommends approval.

OPEN PUBLIC COMMENTS @ 720PM

David Hazelwood – Warner needs to be paved but was put in a holding pattern

CLOSE PUBLIC COMMENTS @ 725PM

Mike Biddlingmeier – Would like Matthew to clarify continuing project for council.

Jim Smith – Would like to resolve the matter.

APPROVED X DECLINED _____ CONTINUED _____

RESOLUTION 06-77
Subject to 16 conditions

Motion by: Commissioner Beres **2nd by:** Commissioner Biddlingmeier

Vote: 4-0 **Ayes:** 4 **Noes:** 0 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** N/A **Jerry Taylor:** Y

7.4.a. Applicant: Desert Willow Apartments TPM 11557: a request to create a (2) 1.26 ac parcel subdivision on 2.5 acs. Zoned R-3 located at the north end of El Prado Street which is north and east of Inyo street and Ward Ave. APN 453-013-11

OPEN PUBLIC COMMENTS @ 737PM

NONE

CLOSE PUBLIC COMMENTS @ 737PM

APPROVED X DECLINED _____ CONTINUED _____

RESOLUTION 06-78
Subject to 8 conditions

Motion by: Commissioner Biddlingmeier **2nd by:** Commissioner Beres

Vote: 4-0 **Ayes:** 4 **Noes:** 0 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** N/A **Jerry Taylor:** Y

7.5 Applicant: Katie Slater TPM 11650 a request to create a 2 Estate Density (10,000 sf min) subdivision on .5 acs. located at 724 S. Allen ST. APN 479-051-06

OPEN PUBLIC COMMENTS @ 745PM

NONE

CLOSE PUBLIC COMMENTS @ 745PM

APPROVED X DECLINED _____ CONTINUED _____

RESOLUTION 06-79
Subject to 8 conditions

Motion by: Commissioner Taylor **2nd by:** Commissioner Biddlingmeier

Vote: 4-0 **Ayes:** 4 **Noes:** 0 **Absent:** 1 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** N/A **Jerry Taylor:** Y

8. DISCUSSION ITEMS

9. FUTURE AGENDA ITEMS & COMMENTS

(Next Meeting December 12th @ 6pm)

10. ADJOURN @ 747pm