

FROM THE PLANNING COMMISSION MINUTES OF APRIL 24, 2014

8. (14-0588) Hearing to consider request for a Finding of Consistency pursuant to Condition of Approval Number Two of Planned Development PD97-0011 [formerly known as Sundance Plaza and now named The Crossings] to find that the proposed phasing revision is consistent with the project's approval on property identified by Assessor's Parcel Numbers 325-220-49, 327-110-02, 327-110-03, 327-110-06, 327-110-08, 327-120-19, 327-120-20, 327-120-21, 327-120-22, 327-130-01, and 327-130-02, consisting of 72 acres, in the Placerville area, submitted by Palos Verdes Properties. (Supervisory District 3)

Aaron Mount presented the item to the Commission with a recommendation for approval.

Roger Trout provided the following additional information:

- Unusual for a Finding of Consistency for a project at this scale;
- This is a phasing change;
- Applicant was to perform transportation analysis and report was just released this week and staff has not had sufficient time to review; and
- Recommended the Commission consider the request, take public testimony, and continue the item to the May 8, 2014 meeting to allow time for review of the traffic study.

In response to Commissioner Stewart's inquiry on if they had a limited scope, Mr. Trout stated that the action was limited, but not the discussion.

Craig Sandberg, applicant's agent, made the following comments:

- This is about phasing;
- At time of approval, it was logical to develop from one direction to the other, but now they were wanting to switch directions;
- Was unable to get the traffic study released early enough to allow time for review prior to today's hearing; and
- Wants to keep the project on the fast track.

Ken Anderson, applicant's agent, spoke on the traffic study and stated that the current conditions were meeting County standards and the proposed project would not impact this. In response to Commissioner Stewart's inquiry, he stated that the study did not investigate the build-out of the site.

Adolf Zierke, Placerville Transmission, made the following comments:

- Voiced concern on the ultimate build-out, impact to his property and business, and eminent domain;
- Doesn't want to see the project stopped or stalled but does want all parties to be able to prosper;
- Hasn't seen plans that will show how the project would be located on the site; and
- Concerned on the impacts to his business when the project expands the road intersection.

Jim Archer, El Dorado Road resident, made the following comments:

- Voiced traffic-driven concerns;
- Currently, can see the lights from the Kmart shopping center and concerned on the impacts to his residence when more lighting is installed for the project;
- Inquired when the final plans would be released to the public; and
- Project would impact his residence.

John Newton made the following comments:

- Voiced concern on the proposed turn lanes as it would impact his rental property which is only .7 acre; and
- Requested that any expansion of the road be done equally on both sides of the road.

Jack Sweeney, applicant's agent, made the following rebuttal comments:

- Apologized for the time delay in releasing the traffic study;
- They would be returning to the Commission for the rest of the project to be considered, in addition to road improvements, and would be working with the neighbors on their concerns;
- The change in phasing is needed in order to start moving forward with the project;
- Need to move quickly as the weather is starting to get hotter and they have proposed tenants; and
- Requested a conceptual approval pending review of the traffic study.

Chair Mathews closed public comment.

In response to Commissioner Stewart's inquiry, Dave Spiegelberg/Transportation stated that the ultimate configuration had not changed and although there was a conceptual plan, no finalized stamped plans have been prepared for Headington Road.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Stewart, and carried (4-0), to conceptually approve the Finding of Consistency pursuant to Condition of Approval Number Two of Planned Development PD97-0011 pending final review of the traffic study and continue the item to the May 8, 2014 meeting.

AYES: Shinault, Stewart, Pratt, Mathews

NOES: None

ABSENT: Heflin