

FROM THE PLANNING COMMISSION MINUTES OF AUGUST 27, 2015

AGENDA ITEMS

- 2. 11-0356** Hearing to consider the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project and Final Environmental Report (EIR). Staff recommending the Planning Commission take the following actions:
- A) Review Final EIR (July 2015);
 - B) Receive public comment and consider all comments submitted to date regarding the Project and associated environmental analysis; and
 - C) Forward a recommendation to the Board of Supervisors to take the following actions:
 - 1) Adopt Resolution certifying the EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Exhibit A) [Attachment 16B]; Make Findings of Fact (Exhibit A-1) [Attachment 16C] and Issue Statement of Overriding Considerations (Exhibit A-2) [Attachment 16D];
 - 2) Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Exhibit B) [Attachment 16E];
 - 3) Adopt Resolutions to approve community design standards (Exhibits C-H) [Attachments 16F-16K] for:
 - (a) Mixed Use Design;
 - (b) Landscaping and Irrigation;
 - (c) Outdoor Lighting;
 - (d) Mobile Home Park Design;
 - (e) Research and Development Zone Design; and
 - (f) Parking and Loading;
 - 4) Adopt the Zoning Ordinance Update with the proposed minor revisions outlined in the Technical Memorandum No. 2 [Attachment 16A] and attached as Exhibits J and K [Attachments 16M and 16N];
 - 5) Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Exhibit I) [Attachment 16L]; and
 - 6) Direct staff to return to the Planning Commission and the Board of Supervisors within approximately one (1) year of adoption or earlier, if necessary, to review implementation of the Project.

Public Comment: K. Muldowney, G. Campbell, J. Jones, J. Hidahl, R. Boylan, E. Van Dyke, M. DeHaas, F. DuChamp, L. Parlin, J. Maynard, H. Yager, B. Center, K. Beal, D. Van Dyke, C. Langley, T. Infusino, S. Ferry, B. Smart, L. Brent-Bumb, B. Leidigh, N. Briel, B. Bacchi, L. Price, C. Twilight, S. Taylor, C. Bacchi, R. Pimental, C. Diez, K. Klinghammer, J. Beutler

Motion: Commissioner Miller moved, seconded by Commissioner Heflin, and carried (5-0), to continue the item to Wednesday, September 2, 2015, at 8:30 A.M., in the Board of Supervisors Meeting Room, and request that the Commissioners provide any questions to staff well in advance of the meeting.

AYES: Pratt, Shinault, Heflin, Miller, Stewart
NOES: None