

FROM THE PLANNING COMMISSION MINUTES OF SEPTEMBER 2, 2015

AGENDA ITEMS

1. **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. (Cont. 08-27-15, Item #2)

[Clerk's Note: Commissioner Heflin recused himself and left the room during discussions regarding TPZ.]

Public Comment: L. Parlin, E. Van Dyke, D. Van Dyke, C. Langley, B. Leidigh, S. Taylor, R. Hargrove, B. Bacchi, C. Bacchi

Motion #1

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and carried (4-1), to recommend the Board of Supervisors take the following actions with the exception on any discussion relating to TPZ:

- 1. Adopt Resolution certifying the Final EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Attachment 16B-Exhibit A), Make Findings of Fact (Attachment 16C-Exhibit A-1), and Adopt Statement of Overriding Considerations (Attachment 16D-Exhibit A-2); modified as necessary to accommodate the Planning Commission’s recommendation as specified in “Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015”;**
- 2. Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Attachment 16E-Exhibit B) with the proposed minor revisions outlined in the Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in “Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015”;**
- 3. Adopt Resolutions to approve community design standards (Attachments 16F-K-Exhibits C-H) 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 (Attachment 16N-Exhibit K) with the proposed minor revisions outlined in Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in “Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015”;**
- 5. Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Attachment 16L-Exhibit I0), and modified as specified in “Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015”; and**
- 6. Direct staff to return to the Planning Commission and Board of Supervisors within approximately one year of adoption or earlier, if necessary, to review implementation of the Project.**

AYES: Miller, Shinault, Pratt, Heflin
NOES: Stewart

[Clerk's Note: Commissioner Heflin recused himself and left the room prior to Motion #2.]

Motion #2

Motion: Commissioner Pratt moved, seconded by Commissioner Miller, and carried (3-1), to recommend the Board of Supervisors take the following actions on portions that have any impact to TPZ:

- 1. Adopt Resolution certifying the Final EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Attachment 16B-Exhibit A), Make Findings of Fact (Attachment 16C-Exhibit A-1), and Adopt Statement of Overriding Considerations (Attachment 16D-Exhibit A-2); modified as necessary to accommodate the Planning Commission's recommendation as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";**
- 2. Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Attachment 16E-Exhibit B) with the proposed minor revisions outlined in the Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";**
- 3. Adopt Resolutions to approve community design standards (Attachments 16F-K-Exhibits C-H) 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 (Attachment 16N-Exhibit K) with the proposed minor revisions outlined in Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";**
- 5. Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Attachment 16L-Exhibit I0), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015"; and**
- 6. Direct staff to return to the Planning Commission and Board of Supervisors within approximately one year of adoption or earlier, if necessary, to review implementation of the Project.**

AYES: Shinault, Miller, Pratt
NOES: Stewart
RECUSED: Heflin