

FROM THE PLANNING COMMISSION MINUTES OF MAY 8, 2014

AGENDA ITEMS

4. (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) (Cont. 04-24-14, Item 8)

Roger Trout distributed a Staff Memo dated 05-07-14 containing the draft Findings.

Commissioner Heflin recused himself from the project stating the applicant's agent was a former Board of Supervisors who had originally appointed him to the Planning Commission. In addition, he had not been present at the previous hearing.

Mr. Trout stated that staff had reviewed the Traffic Study and the analysis was that the phasing change would have no significant impacts with the road network.

Jack Sweeney, applicant's agent, stated that the entire Development Plan should be back before the Commission within the next six months.

Adolf Zierke stated he was still requesting to see the entire footprint of the project. In addition, he recommended that if there was to be any grading, that it occurs soon due to the drought conditions.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (4-0), to make the following Findings:

1. **The Planning Commission finds that the applicant's request to revise phasing to allow Phase 2 to be constructed prior to Phase 1 is consistent with Condition of Approval Number 2 of Development Plan PD97-0011, Section 2.A.1 of Development Agreement DA98-0001, and the certified EIR (SCH#1997092074).**
2. **The Approved Phasing Plan is identified as Exhibit A.**
3. **The Planning Commission finds that the change in phasing does not increase any environmental impacts that were previously identified.**
4. **The revised phasing will allow only 120,000 square feet of commercial building to proceed at this time in the location shown on Exhibit A. A Planned Development**

revision would be subject to Planning Commission review at some time in the future and would address development on the remainder of the project site.

AYES: Pratt, Shinault, Stewart, Mathews
NOES: None
RECUSED: Heflin

This action can be appealed to the Board of Supervisors within 10 working days.