



**Planning Commission Meeting
November 9, 2017 – 7:00 p.m.
Minutes**

I. ROLL CALL

Planning Commissioners Present

Joseph McCaslin, Vice-Chair
Krista Bernasconi
Erich Brashears
Justin Caporusso
Charles Krafka
Tracy Mendonsa

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Joseph Mandell, Sr. Deputy City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Bruce Houdesheldt, Chair, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Brashears led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Vice-Chair McCaslin opened the Oral Communication. Hearing none, Vice-Chair McCaslin closed the Oral Communication.

IV. CONSENT CALENDAR

Vice-Chair McCaslin asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Vice-Chair McCaslin asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF OCTOBER 12, 2017

B. NIPA PCL HP-1, HP-2, HP-3 – HP CONDO CONVERSION – 8000 FOOTHILLS BL. – FILE # PL17-0212

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Caporusso, Krafka, McCaslin, Mendonsa

Noes: None

Abstain: None

- iii. Condition #60 added to read: *Enhanced pavement shall be installed per the Highland Village MPP Stage 1 within the drive aisles between Building 1 & 8 with the current project. (Planning)*
- C. Adopt the three findings of fact and approve the Tentative Subdivision Map subject to twenty-eight (28) conditions of approval.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Caporusso, Krafka, McCaslin, Mendonsa

Noes: None

Abstain: None

B. SIERRA VISTA/FEDERICO GPA, SPA, RZ, LARGE LOT TENTATIVE MAP & SMALL LOT TENTATIVE MAP – 1701 WESTBROOK BL. FILE # PL17-0024.

Associate Planner, Gina McColl, presented the staff report and responded to questions.

Vice-Chair McCaslin opened the public hearing and invited comments from the applicant.

Representative for the applicant, Marcus Lo Duca, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Commission Discussion:

- Proposed plan preferred
- Movement of park and high density residential improved plan

Vice-Chair McCaslin closed the public hearing and asked for a motion.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Krafka, to:

- A. Consider the Addendum to the Sierra Vista Specific Plan EIR;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council approve the Development Agreement Amendment;
- D. Recommend the City Council approve the Specific Plan Amendment;
- E. Recommend the City Council approve the Rezone; and
- F. Adopt the three findings of fact and approve the Tentative Subdivision Map subject to one hundred (100) conditions of approval:
 - i. Condition #98 modified to read: The dedication of parkland (future parks and/or open space) shall be as set forth in the Development Agreement.

The motion passed with the following vote:

Ayes: Bernasconi, Brashears, Caporusso, Krafka, McCaslin, Mendonsa

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- There will be a Planning Commission Meeting on December 14, 2017.