

Minutes of August 1, 2007:

On motion by Commissioner Martin, and seconded by Commissioner Azevedo, the Planning Commission approved the Minutes of August 1, 2007.

AYES: *Martin, Azevedo, Delgadillo, Brandt and Travers*

END OF CONSENT CALENDAR

NEW PUBLIC HEARINGS

- 2. PD-04-14, UP-04-30, PW485-10 – Almondridge Tentative Map Extension – KB Home South Bay, Inc., requests a one-year extension of the Final Planned Development, Vesting Tentative Map and Use Permit for the construction of 81 single-family homes on 21.56 acres. The project is located on the east side of Phillips Lane, approximately 700 feet south of East Eighteenth (APN's 051-200-015 and 051-200-052).**

Assistant Planner Gentry provided a summary of the Staff Report dated August 31, 2007.

Commissioner Brandt asked if a condition could be added that the builder install double wide gates on specific lots that are designated as RV lots, due to the recent RV issues that have arose within the community. She wanted to encourage future homeowners that by providing a double wide gate on their lot, they would not be incurring additional expenses to store their recreational vehicles.

In responding to Commissioner Brandt, Deputy Director Community Development (DDCD) Wehrmeister stated that per the current City Ordinance, a condition could be added on the planned development at the extension stage; however, conditions could not be added that would change the map.

OPENED PUBLIC HEARING

Jeff Kelley, Almondridge Project Manager, KB Homes, stated that he would be willing to accommodate Commissioner Brandt's request to add double wide gates on specific RV lots. Through Commission discussion, Mr. Kelly agreed to install 4.5 to 5 ft. gates.

CLOSED PUBLIC HEARING

RESOLUTION NO. 2007-21

On motion by Commissioner Azevedo, and seconded by Commissioner Delgadillo, the Planning Commission approved a request for a one-year time extension from KB Homes to create 81 single family home lots on a 21.56 acre site. The project site is located on the east side of Phillips Lane, approximately 700 feet south of East Eighteenth Street (APN's 051-200-015 and 051-200-053)(PD-04-12, UP-04-30 and PW 485-10), with the addition of a Project Specific Condition to read: "That the developer be required to provide double gates for the lots that are designated as RV lots, and that the gates measure at least 4.5 feet each in length for a total of a 9 foot opening."

AYES: Azevedo, Delgadillo, Martin, Brandt and Travers

- 3. UP-07-11 – Costco Relocation – Costco Wholesale Corporation requests a lot merger and Use Permit to relocate the approved 161,117 s.f. warehouse and 16 pump gasoline dispensing facility east of the existing Costco warehouse on Verne Roberts Circle. The project is located at 2201 Verne Roberts Circle, approximately 300 feet southeast of Crow Court (APN's 074-052-032 and 074-052-033).**

Commissioner Azevedo excused himself due to a conflict of interest.

Assistant Planner Gentry provided a summary of the Staff Report dated August 31, 2007.

Commissioner Martin expressed concern to the wording on page 2 of the Resolution, the second "Be It Further Resolved", and requested further clarification from Staff. Assistant Planner Gentry stated that wording refers to the two parcels that are listed under the first "WHEREAS" on page 1 of the Resolution, parcel nos. 32 and 33.

OPENED PUBLIC HEARING

David Babcock, applicant, presented a PowerPoint presentation that addressed the overall site plan. He stated that he was in agreement with the proposed conditions with the exception of a question to Condition No. 58. He asked that if some trees could not be salvaged, could they be replaced on a two for one basis, if approved by the City Engineer. He felt that by removing a portion of the eucalyptus trees and replacing them with additional proposed trees, this could further help solidify the design of the project.

Commissioner Brandt expressed concern to the plan eliminating handicapped spaces. Mr. Babcock explained that the required handicapped parking ratio was used with the proposed plan. Commissioner Brandt then questioned why the current Costco had more handicapped parking stalls than were required, and noted that in visiting Costco before the meeting tonight, all handicapped stalls were full at 12 noon. Because of this, she also felt that additional handicapped stalls would especially be needed on

weekends and that due to the new proposed size of Costco, it would not be customer friendly to eliminate any additional handicapped stalls. Commissioner Brandt further noted that the current Costco contained two cart return storage areas, per drive aisle, and the revised plan is proposing one for every two aisles. She expressed concern that this would create a problem for disabled customers because situations would occur where carts would create safety and hardship issues. She felt that the proposed cart return storage was not adequate, given the number of parking spaces and a new proposed larger store.

Mr. Babcock stated that additional parking stalls and handicapped stalls would be installed, given Commissioner Brandt's concerns. Chairman Travers interjected that a condition could be added to be consistent with the cart corrals and handicapped stalls now located at the existing Costco.

CLOSED PUBLIC HEARING

Commissioner Brandt stated that she appreciated the applicant's willingness to work with the Planning Commission on this project and felt this project would be well received throughout the community.

Chairman Travers expressed his appreciation to the applicant for their willingness to remain consistent with the existing facility and stated his approval of the newly revised plan.

RESOLUTION NO. 2007-22

On motion by Commissioner Martin, and seconded by Commissioner Brandt, the Planning Commission approved a request from Costco Wholesale Corporation for approval of a lot merger of two contiguous parcels and a use permit to relocate the recently approved 161,117 s.f. warehouse and 16 pump gasoline dispensing facility east of the existing 120,075 s.f. warehouse. The project is located at 2201 Verne Roberts Circle, approximately 300 feet southeast of Crow Court and Verne Roberts Circle (APN 074-052-032 and -033) (UP-07-11 and PW 371-RA-45) with the amended changes and additions:

- ***On page 2 of the Resolution, under "Be It Further Resolved", second line to add after the word "parcels" to read: (APN 074-052-032 and -033).***
- ***Modify Project Specific Condition No. 58, first line to read: "The applicant shall bond the amount required by the Zoning Ordinance for trees that are not to be removed or shall replace the removed trees over 10" in diameter with 24 inch box trees at a two to one ratio. . ."***
- ***Add Project Specific Condition No. 95 to read: "Two double sided shopping cart corrals shall be provided in every parking aisle with corrals in close proximity to the handicapped parking spaces, subject to Staff approval".***

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- ***Add Project Specific Condition No. 96 to read: “A minimum of 37 handicapped parking stalls shall be provided in close proximity to the entrance and exit of the warehouse.”***

AYES: *Martin, Brandt, Delgadillo and Travers*
ABSTENTION: *Azevedo*

WRITTEN COMMUNICATIONS

Chairman Travers read correspondence addressed to the Planning Commission.

ORAL COMMUNICATIONS

DDCD Wehrmeister reported that Staff has previously advertised for two positions on the Planning Commission, with one additional position vacant after the advertising took place. Because three vacancies are needed and only three applications have been received, Mayor Freitas has requested that the positions be advertised again.

COMMITTEE REPORTS

Commissioner Martin reported that the next Design Standard Subcommittee meeting will be held on September 17.

ADJOURNMENT

Chairman Travers adjourned the Planning Commission at 8:15 p.m. to the next regularly scheduled meeting to be held on September 19, 2007.

Respectfully Submitted,

Debra Lawson