

Planning Commission Minutes Excerpt
May 20, 2015

- 4.2 General Plan Amendment #14-04, Revision #2 to the Fahrens Creek Specific Plan, and Site Utilization Plan Revision #4 to Planned Development (P-D) #46, initiated by Golden Valley Engineering, on behalf of Barbara Bruno, property owner. This application is a request to modify the designations of the General Plan, Fahrens Creek Specific Plan, and Site Utilization Plan for Planned Development (P-D) #46 for an approximately 10.42 acre parcel generally located at the southwest corner of Pacific Drive and Horizons Avenue. The requested changes include changing the General Plan designation for approximately 6.2 acres of the parcel from Low Density (LD) Residential to Village Residential (VR) and changing the designation within the Fahrens Creek Specific Plan and the Site Utilization Plan for Planned Development #46 for approximately 6.76 acres of the property from Low Density Residential to Multi-Family Residential. These changes would allow the future construction of an apartment complex with 136 units on an approximately 5.9-acre portion of the property. (Continued from meetings of March 4 and April 22, 2015)

Associate Planner NELSON reviewed the report on this item. She noted a memo from staff, which was provided to the Commission prior to the meeting, modifying Finding D of Staff Report #15-03 – 3rd Addendum, based on the City Engineer's confirmation that adequate storm drainage capacity to serve this site is available in the existing basin south of Yosemite Avenue. For further information, refer to Staff Report #15-05 – 3rd Addendum.

Public testimony was opened at 7:25 p.m.

Speaker from the Audience in Favor:

KATIE FENTERS, Golden Valley Engineering, Madera, representing the applicant

No one spoke in opposition to the project.

Public testimony was completed at 7:27 p.m.

M/S PADILLA-COLBY, and carried by the following vote, to recommend to the City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program (Exhibit B) regarding Initial Study #14-26, and approval of General Plan Amendment #14-04, Revision #2 to the Fahrens Creek Specific Plan, and Site Utilization Plan Revision #4 to Planned Development (P-D) #46, subject to the Findings and twelve (12) Conditions set forth in Staff Report #15-05 – 3rd Addendum, amending Finding D as follows (RESOLUTION #3050):

(Note: ~~Strikethrough~~ deleted language, underline added language.)

“D. Storm Drainage

Storm drain lines exist in Pacific Drive and Compass Pointe Avenue and drain into the Fahrens Creek Basin south of Yosemite Avenue. Sufficient capacity exists within the basin to serve this project. ~~The project would be required to provide storage of storm water on the site and meter it into the City’s storm drain system. The developer would be required to provide calculations to confirm there is capacity in the existing system to serve the proposed project. If there is not sufficient capacity, the developer would be required to provide an alternative to using the existing lines.~~

AYES: Commissioners Padilla, Smoot, Smith, Colby, and Chairperson Williams

NOES: None

ABSENT: Commissioner McCoy (one vacancy)

ABSTAIN: None