

PLANNING COMMISSION
SPECIAL MEETING

In compliance with Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Technician at (805) 524-1500 ext. 113, 48 hours prior to the meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

No New Business will be considered by the Planning Commission after the Hour of 11:00 p.m. unless a Majority of the Planning Commission Determines to Continue beyond that Hour.

Memorandums: Memorandums relating to agenda items are on file in the Planning Department. If you have questions regarding the agenda, you may call the Planning Dept. (805) 524-1500 ext. 110 or visit the Planning Dept. in City Hall for information. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Dept. in City Hall during normal business hours.

AGENDA

ITEM REFERENCE

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

This is the opportunity for citizen presentations or comments not related to agenda items, but within responsibility of the Planning Commission (Each speaker is limited to 5 minutes).

4. CONSENT CALENDAR

4a. Minutes of the April 19, 2017 Regular Planning Commission meeting.

4b. Minutes of the May 24, 2017 Regular Planning Commission meeting.

5. PUBLIC HEARING

Modification #4 To The Project Approved For Tract Map 5353 (KB Home) – Development Permit 15-03, Zoning Ordinance Amendment 15-02, Zoning Ordinance Amendment 17-01, Lot Merger 17-01, Vacation Of Willow Street and EIR Addendum

Location: Southwest corner of Central Ave. and River St.

MEMO

Zoning: Residential High

Applicant: KB Home

Purpose: KB Home seeks approval of entitlements for a proposed 104-unit residential condominium project consisting of duplexes and townhomes. The Planning Commission may consider the Applicant's requests, receive public testimony, and take action.

Environmental: An Environmental Impact Report (EIR) was certified for the previously approved project on the site. None of the project changes or proposed entitlements for the

current KB Home project result in substantial changes to the project or changes in circumstances since the EIR was certified that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. An EIR Addendum was therefore prepared in compliance with the California Environmental Quality Act.

Recommendation:

- Adopt Resolution 17-917, Recommending the City Council approve the EIR Addendum for the project. **RESO**
- Adopt Resolution 17-918, recommending City Council approval of Ordinance 877 to approve Zoning Ordinance Amendment 15-02 (ZOA 15-02) allowing 3-story structures with a max of 40’ in height in the Residential High zoning district. **RESO**
- Adopt Resolution 17-919, recommending City Council approval of Ordinance 880 to approve Zoning Ordinance Amendment 17-01 (ZOA 17-01) reducing front yard setbacks to 10 feet and rear yard setbacks for properties with garages facing alleys to 6.5 feet within the Residential High zoning district. **RESO**
- Adopt Resolution 17-920, recommending that the City Council vacate Willow Street. **RESO**
- Adopt Resolution 17-921, recommending the City Council approve Lot Merger 17-01 subject to Conditions of Approval. **RESO**
- Adopt Resolution 17-922, recommending the City Council approve Development Permit 15-03 (DP 15-03) for the construction of 104 residential units consisting of duplexes and townhomes, subject to Conditions of Approval. **RESO**

6. BUSINESS ITEM -None

7. REPORTS and COMMUNICATIONS

7a. Planning and Community Development Director **ORAL**

7b. Planning Commission member brief reports **ORAL**

7c. Planning Commission member may propose items for placement on future agenda: **ORAL**

Surveillance camera policy for retail commercial businesses, way finding signs for downtown, study what other cities are doing for commercial vacancy rates, and review Ventura Streets Design Guidelines.

8. ADJOURNMENT

01148.0005/403880.1

PLEASE NOTE: If you challenge the actions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the public notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing (Calif. Gov’t Code § 65009).

Any legal action by an applicant seeking to obtain judicial review of the Planning Commission’s decision on a hearing listed on this agenda may be subject to the 90-day filing period of, and governed by, Code of Civil Procedure Section 1094.6.

- 8a.** The Planning Commission adjourns to the Planning Commission regular meeting scheduled for September 20, 2017 6:30 p.m., in the City Council Chambers, 250 Central Ave., Fillmore, CA 93015.

01148.0005/403880.1

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**PLEASE REVIEW THE
PREVIOUSLY
DELIVERED
AUGUST 16, 2017
PC PACKET
FOR THE
AUGUST 30, 2017 PC
MEETING**