

PLANNING COMMISSION MEETING

In compliance with Americans with Disabilities Act, If you need special assistance to participate in this meeting, please contact the Planning Secretary 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. 113 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 (please do not exceed 5 minutes per topic). | |
| 4. CONSENT CALENDAR | |
| 4a. Minutes of the March 16, 2011 Regular Planning Commission Meeting. | Copy |
| 5. PUBLIC HEARINGS | |
| 5a. Modification #1 to Development Permit 03-09 (Mod. #1 to DP 03-09), Request to change approved floor plans and architectural elevations of Residential units in the Heritage Valley Parks Specific Plan Phase 1A (Tentative Tract Map 5474) and Conditional Use Permit 11-04 (CUP 11-04), installation of a temporary construction office trailer. | Memo |

Project Location: SE Corner of River and Mountain View Streets.

Applicant: Capital Pacific, Attn: Mark Mullin, 4100 MacArthur Blvd., Suite 300, Newport Beach, CA 92660.

Purpose: Review the proposed modified floor plans, architectural elevations and request for the installation of a temporary construction office trailer and receive public testimony.

Recommendation: Adopt Planning Commission Resolution No. 11-862, Approving CUP 11-04 for the purpose of installing a temporary construction office trailer. **Reso**

Adopt Planning Commission Resolution No. 11-863, Approving Mod#1 to DP 03-09, subject to Conditions of Approval. **Reso**

5b. [Heritage Valley Parks Specific Plan Development Agreement Amendment Consisting of the following:](#) **Memo**

- Designating Hearthstone as a party to the Development Agreement;
- Method of rate calculation for collection of Sewer Development Impact Fee (DIF) for Phase 1B and Phase 2;
- Provide for \$2,000,000 prepayment from Hearthstone for Sewer DIF;
- Procedures for modification of Tract Maps to Phase 1B and Phase 2;
- Extend Term of the Agreement for Phase 1B and Phase 2 to the year 2020;
- Advance the timeline for construction of a temporary rear access road into El Dorado Mobile Home Park.

Project Location: Phase 1B, south of River St. east of Mountain View St and west of the Pole Creek basin. Phase 2, east of the Pole Creek basin and south of El Dorado Mobile Home Park.

Applicant: Hearthstone, 440 Stevens Ave., Suite 100, Solano Beach, CA 92075.

Purpose: Consider the components of the project and receive public testimony.

Recommendation: Adopt Planning Commission Resolution No. 11-864, Recommending the City Council Approve the Amendment as proposed **Reso**

5c. [General Plan Amendment 11-01 \(GPA 11-01\), Amend the General Plan Land Use Element for Consistency with the Heritage Valley Parks Specific Plan \(approved in 2002 for 750 units maximum\), and With Ballot Measure I \(reducing the number of units in the North Fillmore Specific Plan\).](#) **Memo**

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.

Project Location: Adjacent and east of the Heritage Valley Specific Plan.

Applicant: City of Fillmore, 250 Central Ave., Fillmore CA 93015

Purpose: Consider the General Plan Amendment and receive public testimony.

Recommendation: Adopt Planning Commission Resolution No.11-865, **Reso**
Recommending the City Council Approve GPA 11-01.

6. BUSINESS ITEMS

6a. [Screening 11-01 \(SCR 11-01\), Proposal for 3-Story mixed use project, the architectural design proposed for the building is Art Deco.](#)

Project Location: Northeast Corner of Central and Sespe Avenues.

Purpose: Review the proposed project elevations and provide comments on the architectural design.

Recommendation: Planning Commission to determine if whether or not the proposed building complies with the Downtown Specific Plan.

7. REPORTS and COMMUNICATIONS

7a. Community Development Director **Oral**
7b. Planning Commission **Oral**

8. ADJOURNMENT

8a. The Planning Commission adjourns to the next regular Planning Commission meeting scheduled for May 18, 2011, 6:30 p.m., in the City Council Chambers, 250 Central Ave., Fillmore, CA 93015.

**Next Regular City Council Meeting
April 26, 2011**

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