

MINUTES
REGULAR MEETING
CALIFORNIA CITY PLANNING COMMISSION
TUESDAY, APRIL 22, 2008, 6:00 P.M.
COUNCIL CHAMBERS, 21000 HACIENDA BOULEVARD

A. The meeting was called to order at 6:00 p.m. by the Chairman followed with the Pledge of Allegiance and Invocation.

Roll call: Michele Chebahtah, Ed Collins, Roger Terneuzen, Vice Chairman Al Greer, Chairman Marv Sass

B. CONSENT ITEMS

1. ADOPT AGENDA by motion action of Terneuzen, second by Greer to adopt the agenda. MOTION CARRIED. Vote 5-0.
2. Minutes: April 8 not completed.

C. ANNOUNCEMENTS/PRESENTATIONS

3. Staff: None.
4. Civic: None.
5. Public: Kim Collins, California City. Mr. Collins complimented staff on members on their assistance to him in connection with locating trash violators.

D. CONTINUED BUSINESS:

6. Continued discussion on lot area percentage as it relates to structures in the RA, R4 and R5 zones.

The Director of Public Works reviewed in detail the spreadsheet for allowable building foot prints. The Chairman called for comments from the Commission. Commissioner Collins asked how many horses? The Director of Public Works responded it depends on the area and in the RA zone overlay it is one for every one fourth acre. Vice Chairman Greer asked in the RA zone, would the 15-foot height be adequate for horses in stables or barns? The Director of Public Works responded they had brought the up previously and it could go to 17 ½' feet at ridge line. It is enough to exercise the horse but not enough for jumping. The Chairman pointed out that on the spread sheet 4% of 200,000 is not 7,000 but that is beside the point. The maximum now is 15,250' and if the builder wants to put in a 10,000' home, he has to realize he is only going to have 5,000' to work with that is the maximum. Is that what we are looking at, the foot print? The Director of Public Works said he did not have a problem with the larger home, his concern is the total amount of square footage dedicated to the physical size of the out buildings. Using R5 as an example, the Chairman said the maximum total building is 15,250', is that including the main building and any auxiliary building combined? The Director of Public Works replied that is correct. The Chairman said that is the footprint for that lot. The person has to be aware now, that if he builds a 10,000' home, he only has 5,250' left for an auxiliary building but the maximum he could have built is 7,000' regardless of the size of the house is just so it does not exceed 15,250'. The house could be two story. He agreed with the height of the out building to 17 ½', if you have horses, if you do not have horses, he sees no reason to build a building that high. The Director of Public Works said if you have a motor home that would be another reason for the 17 ½' height. The Chairman said yes and would agree with the 17 ½'. The Chairman called for public comments.

Michael Sellard, 9748 Evelyn Avenue. Mr. Sellard complimented staff on a clear presentation. He thought the public and Council sees what is going on and he really appreciates that. He did comment on line item 18 is a 15-foot height and felt it should be 21' and line item 17 needs to go to 17 ½' and that would be really good and he thought that would be a very flexible thing and allows the people to go a long way in different directions. Also, this is without a variance. Someone could ask for a variance for something. The others should be left at 15' because they are really small buildings.

Larry Gimshaw, 17150 Hacienda Boulevard. Mr. Grimshaw said it looks a little better and he agrees with most of it. His recommendation would be to leave the RA zone out and separate the agricultural out of the residential mix. He felt there should be a little more leniency there in the agricultural department and in the other residential areas, leave it as it is. Vice Chairman Greer asked it would be his recommendation to separate it completely? Mr. Grimshaw responded said he would. You basically have one acre, 43,560' at 4% coverage and that allows you to build 1,750' on an acre. The people spend the extra money for a larger piece of land to do something with it, you only allow them to put in 1,750' building. Comments from the Commission was that would be only the house, he said he understood that, his point is point is people in the RA should be allowed to build larger buildings than that. He pointed out if they are dealing with horses, horticulture and they want to build a greenhouse or something and if they have a tractor and want to put their tractor away, there needs to be more leniency there. He would like to see the RA part separated out of the rest of that or have that building size increased and then obviously the total height size needs to be increased even if you are talking about a motor coach.

Mike Sellard, 9748 Evelyn Avenue. Mr. Sellard said after looking at Mr. Grimshaw's comments he thought he was right. He thought that would be a logical move. It does say maximum auxiliary building. He was thinking they could build a smaller house and a larger auxiliary building but it does say maximum. Maybe increase it to 8% or 9%. Make it 9% on RA as maximum square footage and on the auxiliary height to 21' without a variance. By increasing this to 9% that is going to leave 6,000 for the main dwelling.

The Chairman called for any additional comments from the Commission. Vice Chairman Greer said as long as the changes just talked about are at least considered he felt they could move on. The Chairman called for a motion to move the item to a public hearing.

Motion action of Greer, second by Chebahtah to move the item to a public hearing.

Commissioner Chebahtah	Yes
Commissioner Collins	Yes
Commissioner Terneuzen	Yes
Vice Chairman Greer	Yes
Chairman Sass	Yes

MOTION CARRIED. Vote 5-0.

E. NEW BUSINESS:

7. Public hearing relating to Lot Line Adjustment (LLA) 08-01/Lot Merger (LM) 08-02.

The Chairman read the item, declared the public hearing opened and called for a staff report. The Director of Public Works reported this item was determined, due to receipt of the preliminary title report which was not available at the time of scheduling and newspaper deadlines, to be unnecessary. Staff also decided after further research, not to apply for a lot line adjustment to realign the road. Therefore this public hearing is cancelled.

Commissioner Reports:

Commissioner Collins asked if the City has heard anything from Mr. Borna the owner of the Lakeshore Inn? The Director of Public Works said Mr. Borna's attorney had contacted him and explained Mr. Borna was recovering from an injury and would address the issue after he recovered. He has heard nothing further. Commissioner Collins said what can we do? The Chairman said it would not be right to force him if he is not available. We can give him enough time to where we feel he should be available then request and go from there. Commissioner Collins asked if they could set up some form of communication such as mail or whatever? At least let him know we are still here. The Director of Public Works stated there are some condemnation issues that you may want to take a look at that may impact certain properties more than other properties and have staff take a look at some those for your consideration in the future. Commissioner Collins said that would be a very good idea. He asked about the Ellison project. The Director of Public Works reported that staff met with Mr. Ellison approximately two or three weeks ago. Mr. Ellison was transferring the project to another group. Commissioner Collins said that was good news and asked if there was any kind of a date? The Director of Public Works said no. Commissioner Collins asked about the progress on Taco Bell? The Director of Public Works said he had not heard anything.

Commissioner Chebahtah wanted to resurrect our discussion about fencing policy and landscaping, at least front yards especially new buildings and what course of action we need to take and how to move that forward and implement it?

Commissioner Terneuzen said that he is aware there are some Commissioners that are up for reappointment and he just hoped at our next meeting, he sees these same four smiling faces.

Vice Chairman Greer said he hoped to see them too.

Chairman Sass said he has been asked about the Microtel Hotel and when it would be open? He has to say he does not know. The Chairman's closing comments, he has been on the Commission for ten years and he has enjoyed all of the 10 years and he hopes to continue the quest to see the growth of this City. He has seen a tremendous change in the ten years he has been on board and he is happy to see it happen and he would like to continue.

PC MINUTES
4/22/08

There being no further discussion, the Chairman called for a motion to adjourn.

G. ADJOURNMENT by motion action of Terneuzen, second by Chebahtah at 6:30 p.m. MOTION CARRIED. Vote 5-0.