

CALL TO ORDER

Mayor Krause called the meeting to order 6:34 p.m. Vice Chair Ornelas led the Flag Salute.

ROLL CALL

Councilmember Ray C. Luna, Councilmember John T. Procter, Vice Mayor Richard C. Cook, and Mayor Mary Ann Krause responded to roll call. Commissioner Jennifer A. Matos, Commissioner John A. Turturro, and Vice Chair Jesse R. Ornelas also responded to roll call. Acting City Manager Janna Minsk, Assistant City Attorney Bradley E. Wohlenberg, and City Clerk Josie G. Herrera were also present. Councilmember Gabino Aguirre, Commissioner Gary L. Nasalroad, and Chair Michael E. Sommer were absent.

PUBLIC COMMENT

Mike Miller, 226 N. Eighth Street, member of the Economic Development Advisory Committee, noted that David Sergeant, designer of traditional neighborhoods, would present a New Urbanism Workshop on April 27, 2005, at 5:00 p.m., in the Council Chambers.

CITY COUNCIL, PLANNING COMMISSIONER, STAFF COMMUNICATIONS

There were no Communications.

APPROVAL OF FINAL AGENDA

It was moved by Vice Mayor Cook, seconded by Councilmember Procter, to approve the final agenda. All were in favor, and the motion carried.

ORDER OF BUSINESS

A. Santa Paula Memorial Hospital Neighborhood Project Workshop/Study Session

Acting City Manager/Planning Director Janna Minsk stated that Comstock Homes was proposing a development on approximately 16 acres located at the terminus of Tenth Street. She noted that the proposal includes 77 single-family detached residences on property zoned R-2 medium density with a Planned Development Overlay.

Brad Porter, representing Comstock Homes, provided a Power Point® presentation of the proposed Ridgeview at Vista Glen project.

Dora Crouch, 739 Yale Street, representing Latino Town Hall, spoke in support of the proposed project.

Stephen Stuart expressed his concern with the proposed common driveways, the retaining wall system, and view corridors. He asked that the City Council and Planning Commission consider an alternate design other than common driveways, a one-to-one slope along Vista Grande in order to provide a vertical element for natural wildlife, and single story residences or other measures to mitigate impacts to the view shed.

Brad Porter addressed the concerns regarding the impacts to the view shed and spoke regarding the proposed pad elevations.

The City Council commented on accessibility to the project, ensuring that impacts to current residents are minimized, conducting a view study, placement of fire hydrants on street corners, parking issues, mitigation measures for land and mudslides during construction, consideration of including attached units with views, concerns with the length of the loop, and consideration of putting in a staircase to connect the upper neighborhood to the lower section and to provide pedestrian connectivity.

The Planning Commission commented on placement of garage doors and consideration of rear loading garages, landscaping with drought tolerant plants, lot size, making a pedestrian-friendly neighborhood, adding additional housing units, and consideration of a viewpoint park. The Planning Commission asked the developer to consider breaking up the long road, making the neighborhood more pedestrian friendly, consider entry level homeownership, and consider additional parks.

CITY COUNCIL / PLANNING COMMISSION COMMUNICATIONS

There were no City Council or Planning Commission Communications.

FUTURE AGENDA ITEMS

There were no Future Agenda Items.

ADJOURNMENT

There being no further business to come before the City Council and Planning Commission, Mayor Krause adjourned the meeting at 7:32 p.m.

ATTEST:

Josie G. Herrera
City Clerk