

**P L A N N I N G C O M M I S S I O N
A G E N D A**

**February 6, 2006
6:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL

1. APPROVAL OF MINUTES – Regular meeting of January 9, 2006

2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

3. PUBLIC COMMUNICATION (Public Presentation of Non-Agenda Items)

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

***** PUBLIC HEARING PROCEDURE *****

- | | |
|------------------------------------|--------------------------------|
| A. Staff comments | C. Close hearing to the public |
| B. Open the hearing to the public. | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a **maximum of five minutes** unless granted additional time by the Chair.

"In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

4. CONTINUED PUBLIC HEARING - None.

5. PUBLIC HEARINGS

Items on which proposed negative declaration documents regarding environmental impacts are proposed to be adopted

- a. **Galli/Deromedi General Plan Amendment, Rezone and Tentative Subdivision Map Applications (GR-05-5; SD-05-3):** Requested Paradise General Plan Amendment from Agricultural Residential to Town Residential and rezone from Agricultural Residential-1 acre minimum (AR-1) to Town Residential-1/2 acre minimum (TR-1/2) and approval of a tentative subdivision map [Valley Vista Subdivision] to divide the property into fourteen lots of record on property located at the north end of Schmale Lane, AP 051-210-014.
- b. **Turman General Plan Amendment, Rezone and Tentative Parcel Map Applications (GR-05-6; PM-05-9):** Proposed request for a Paradise General Plan Amendment and rezone for a ±5.96-acre land area and approval of a tentative parcel map application to divide the property into four parcels of record on property located at 6031 Kibler Road; AP 053-170-190. The General Plan amendment entails a proposed change of the property's assigned Agricultural Residential land use designation to the Town Residential or Rural Residential land use designation and a property rezone from "AR-1" (Agricultural Residential, 1.0-Acre Minimum) zoning to the "TR-1/2" (Town Residential, 1/2-Acre Minimum) or "RR-1/2" (Rural Residential, 1/2-Acre Minimum) zone.

6. OTHER BUSINESS

- a. Discussion: Consider Recommending Town Council Adoption of a Minor Amendment to the Town Adopted Private Road Standards [If Available]

7. COMMITTEE ACTIVITIES

- a. Status Report: Paradise Redevelopment Advisory Committee Activities (Commissioners DiDuca and/or Griffin)

8. COMMISSION MEMBERS

- a. Identification of future agenda items (All Commissioners/Staff)

9. ADJOURNMENT