

Staff Report

December 10, 2004

TO: Planning Commission

FROM: Bill Emlen, Community Development Director
Katherine Hess, Community Development Administrator

SUBJECT: Covell Village Application Processing

Recommendation

Staff recommends that the Planning Commission:

1. Select two members to sit at the City Council table during its workshop on January 8, 2005;
2. Receive the Draft Environmental Impact Report for the Covell Village applications; and
3. Reserve January 12 for a public hearing to hear comments on the document.

Fiscal Analysis

Fiscal analysis of the Covell Village is underway and will be provided to the Commission as part of the complete application review package.

Background and Analysis

As the Commission knows, applications have been submitted for a residential and commercial development at the northwest corner of Covell Boulevard and Pole Line Road. The “Covell Village” applications have been before the Commission three times recently:

- July 28, for a joint workshop with the City Council to introduce the applications and issues
- September 29, to hear public comments on the proposal
- October 27, for a focused discussion on density and housing mix

The applications have also been reviewed by other city commissions during the same time period. A schedule is included as Attachment 1.

The schedule, as reviewed by the City Council, establishes a timeline leading to – assuming City Council approval – a Measure J election in June 2005. The final public hearing before the Planning Commission is tentatively scheduled for February 23, 2005. At that time, the Commission will have a full staff report and the Final Environmental Impact Report for the proposal.

City Council Workshop

The City Council has scheduled a workshop on the project proposal for Saturday, January 8, 2005. We anticipate the workshop to be from 9 a.m. to 1 p.m., in the Community Chambers. The purposes of the workshop are twofold:

- To solicit public comment on the proposal; and
- To allow the Council to have an in-depth discussion of the proposal and its issues.

The workshop is proposed to be in a round table format, as has recently been used for workshops on public safety and budget. Due to the nature of the meeting structure, there will be room for two Planning Commission members at the table with the Councilmembers. All Planning Commissioners are encouraged to attend the workshop. The workshop will be televised and archived on the city web page.

The City Council is also scheduling a regular meeting for Tuesday, January 25 to provide preliminary direction on the application and issues. Determinations from this meeting will be provided to the Commission as part of the public hearing package.

EIR

The comment period for the Draft Environmental Impact Report will end on January 28, 2005. During January, we are proposing a hearing be held before the Planning Commission on the DEIR. Our recommendation is that the hearing be scheduled for Wednesday, January 12, 2005. Commissioners will also have the opportunity to make comments on the document at the hearing. We will endeavor to remind the public that the purpose of this hearing is to gather public comments on the adequacy of the document, not to hear whether the project should or should not be approved.

The Final Environmental Impact Report is a response to all written or oral comments received on the DEIR. The FEIR will be prepared by the CEQA consultant with assistance from City staff. The FEIR will be made available to the public before the Planning Commission hearing on the application.

Attachments

1. Public hearing schedule