

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**May 3, 2016**

**1.0 CALL TO ORDER**

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:02 p.m. by Chairman Hamerly, in the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chairman	Randall Hamerly
	Vice Chairman	John Gamboa
	Commissioners	Trang Huynh
		Milton Sparks

Absent:	Commissioner	Marc Shaw
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Staff Present: Lawrence A. Mainez, Community Development Director  
Kim Stater, Assistant Community Development Director  
Ernest Wong, City Engineer and Public Works Director  
Jim Godfredsen, Project Manager  
Brandy Littleton, Community Development Administrative Assistant III  
Amy Greyson, City Attorney

The pledge of allegiance was led by Chairman Hamerly.

**2.0 COMMUNITY INPUT**

There was none.

**3.0 CONSENT CALENDAR**

There was none.

**4.0 OLD BUSINESS**

**A MOTION** was made by Chairman Hamerly, seconded by Commissioner Huynh to address New Business before Old Business.

Motion Carried, 4-0, with Commissioner Shaw absent.

**5.0 NEW BUSINESS**

5.1 Parkway Turf Conversion Plans Affecting the Landscaping and Irrigation within the Parkways on Portions of Base Line, Church Street, Clover Hill Drive, Club

View Drive, Greenspot Road, Highland Avenue, Love Street, and Water Street within the East Highlands Ranch

Associate Planner Thornsley presented Staff's report.

Chairman Hamerly inquired how the gravel would be kept off the sidewalk. Associate Planner Thornsley deferred the answer to the Landscape Architect, who was not present.

Fred Yauger, East Highlands Ranch Board of Directors, spoke in favor of the item.

Chairman Hamerly closed the Public Hearing.

**A MOTION** was made by Commissioner Huynh, seconded by Vice Chairman Gamboa to approve the Parkway Turf Conversion Plans for East Highlands Ranch.

Motion Carried, 4-0, with Commissioner Shaw absent.

#### **4.0 NEW BUSINESS**

Adoption of the Harmony Specific Plan to Facilitate the Development of a Master Planned Community within the Seven Oaks Community Policy Area. Land Use Entitlements Include Certification of an Environmental Impact Report, Adoption of a General Plan Amendment, Zone Change, Specific Plan, Development Agreement, and Two Tentative Tract Maps (Continued from March 31, 2016 and April 19, 2016)

City Engineer Wong presented Staff's report.

Commissioner Huynh inquired about reconstructing Garnet Street before the 501<sup>st</sup> building permit. City Engineer Wong replied the Condition of Approval is the requirement of the Development with a specified timeline that cannot be changed. City Engineer Wong continued that the upfront improvements are overly conservative in that the improvements will be done now, rather than later.

Scott Crawford, Vice President of Engineering and Construction for Lewis Group of Companies, presented their report.

Mark Anderson, Harmony Civil Engineer, presented their report.

Mr. Crawford presented information pertaining to Land Development / Business aspects.

Chairman Hamerly asked when a Developer proposes to develop more than one Planning Area, they cannot change the infrastructure or street elevation. Mr. Anderson

concluded. Chairman Hamerly inquired about creating pedestrian links between neighborhoods considering the extreme slopes. Mr. Anderson responded there are provisions, with slopes this extreme, to present terrace drains converted into pedestrian walkways. Chairman Hamerly asked what the maximum height would be before introducing intermediate swells to break water velocity. Mr. Anderson responded between 25' and 30'. Chairman Hamerly asked if the greenway design would come before the Planning Commission for review. Assistant Community Development Director Stater responded yes.

Assistant Community Development Director Stater added three (3) letters were submitted after printing of the agenda and have been provided to the Planning Commission and reviewed by Staff. All written and oral comments received have been reviewed in depth in the EIR, Specific Plan, and Staff presentations. Some comments were not relative or related to this project. All of the comments received are not new information that would require recirculation by the EIR.

#### Community Fire Protection Plan

Chairman Hamerly inquired about mitigation measures that would take an area out of a high-fire risk area and asked what distance, away from the urban wildland interface, would be needed to not be considered a high-fire risk. Assistant Community Development Director Stater responded those fire risk areas are established by the State and cannot be removed from the high-fire severity area, no matter the improvements; it is the proximity to the wildland.

Chairman Hamerly asked who would be the governing authority, pertaining to grading and fuel modification on slopes over 10%, and if it created an internal conflict with the EIR. Assistant Community Development Director Stater referenced Appendix D, No. 16. Chairman Hamerly asked if that included selective thinning of the northern areas of the project. Assistant Community Development Director Stater responded yes, it would be done in cooperation with the resource agency that permits a certain level of thinning.

#### Zone 1 Requirements of Defensible Space

Chairman Hamerly inquired if no plants or shrubs would be allowed under windows. Assistant Community Development Director Stater deferred the answer.

Chairman Hamerly wondered if flame-spread ratings for artificial turf could be addressed within Zone 1 Fuel Modifications, in lieu of turf in rear and front yards. Scott Rice, City Landscape Architect, responded yes.

Chairman Hamerly wondered in areas of high disturbance, what the metric is for determining if it is being thinned by 50%. Mr. Rice responded the fire measures are fairly new and Developers have different requirements for groundcover fillers, unless it is a sensitive area, in which the appropriate entity who governs would be consulted. Chairman Hamerly asked if CDF would be consulted. Mr. Rice responded CDF or Cal Fire becomes involved in the long term, but initially, it is the biology side that makes a determination based on the habitat.

Chairman Hamerly asked if the HOA would be working in conjunction with CDF to enforce Fire Protection Plan compliance. Assistant Community Development Director

Stater responded that Cal Fire works closely with the HOA and can be also be codified.

Chairman Hamerly queried under Maintenance and Irrigation, under Sensitive Areas, if the definition should be expanded to include sensitive habitat areas and species. Assistant Community Development Director Stater responded yes.

Chairman Hamerly wondered under Structures, if the separation between structures needs to be modified to include a minimum, or use the standards set by the Specific Plan. Assistant Community Development Director Stater responded that the standards approved in the Specific Plan will become the new Development Standards; tracts will be reviewed on a case-by-case basis by the Fire Marshall and conditioned when they come before the Planning Commission for Design Review.

Chairman Hamerly asked if it was forbidden to have a window or opening within five feet (5') of the property line in high-risk fire areas, would that preclude windows on side yards. Assistant Community Development Director Stater deferred the answer.

Chairman Hamerly wondered if it would preclude view lots as it pertains to requiring exterior side and rear yards to have six feet (6') solid walls. Assistant Community Development Director Stater countered that was not the intent of the document and the language would need clarification.

Chairman Hamerly asked to modify language regarding pet doors not being allowed to face Northwest, North, Northeast, or East to read pet doors cannot face the wildland. Assistant Community Development Director Stater agreed.

Chairman Hamerly understands Table 8-1 is not a comprehensive table and asked if it listed the fire stations within a certain radius. Assistant Community Development Director Stater responded yes. Vice Chairman Gamboa expressed concern for the response times. Commissioner Sparks asked if residents would be in the homes before the fire station was built. Community Development Director Mainez explained the fire station would be built based on the number of permits issued. Commissioner Sparks expressed concern regarding the number of people living there before the fire station is built. Assistant Community Development Director Stater stated when the 1,000<sup>th</sup> permit is issued, that is when the demand for service will be met to construct the new fire station.

#### CC&Rs

Chairman Hamerly stated notifications to homeowners regarding proximity of homes to the wildlife corridors with dangerous animals, restricted access to the corridor for protection of habitat and species, restrictions of domestic animals in the corridor, proximity of homes to common areas to a FEMA flood plane, proximity to seismic activity faults, Redlands Airport, Flight Paths, and FAA Acrobatic Box should be consistent with the Conditions of Approval.

#### Environmental Impact Report

Chairman Hamerly inquired about the possible oversubscription of the shortfall in acreage for rats habitat being achieved through buying rats habitats within the Cajon Creek Conservation Bank; he wonders if it should be stricken to say the secondary item would be purchasing through another offsite; as opposed to saying specifically the Cajon Creek Conservation Bank. Assistant Community Development Director Stater responded

there is an and/or clause or it could be a different mitigation.

Commissioner Huynh inquired about the basis of increasing the distance for bees from 300' feet to 400' feet. Assistant Community Development Director Stater responded that is a City requirement.

Item 3.2.2.2, Chairman Hamerly inquired about the availability of recycled water being available and if EVWD had sized the anticipated demand in their Will Serve letter. Assistant Community Development Director Stater responded it is not in the Will Serve letter. Pat Loy, Lewis Community Developers, clarified it is the total water demand. If there is no reclaimed water onsite, the idea would be to use nonpotable water.

Item 3.2.5, Chairman Hamerly suggested changing the language to say that it reduces risk rather than stating they will keep the community safe from risk, as that over promises as a mitigation.

Item 3.2.7, Chairman Hamerly suggested changing the language to read Latest Adopted Edition when referring to date specific references to the Building Code and Standards.

Section 4, Chairman Hamerly clarified that the project has no environmental significant adverse effects. Assistant Community Development Director Stater concurred. Section 5, Chairman Hamerly asked if they have more risk that needs to be mitigated. Ms. Laws clarified Section 4 summarized all the effects evaluated in the EIR for all the effects that had no mitigation requirements.

Section 4.1.4, Biological Resources, Chairman Hamerly inquired if the Biological Resources is consistent with Zone A grading. Ms. Laws stated in the Biological Resources Section, the impact was described as not requiring mitigation, in respect to those waters.

Section 4.1.14, Public Services, Chairman Hamerly inquired if it is consistent with the temporary budget deficit that will be created in Fire Protection Services or if it is mitigated. Ms. Laws clarified that it was found not to be significant.

Section 4.1.16, Traffic, Chairman Hamerly asked if the Public Improvements to Roadways is mitigating it to less than significant, Ms. Laws responded correct.

Section 5.3-25, Air Quality Mitigation Measure AQ2, Chairman Hamerly inquired if natural gas would be precluded due to it burning cleaner. Ms. Laws responded no, it is not precluded and could be allowed.

Section 5.4-56, Chairman Hamerly inquired if there has been a survey that identifies the quantity. Ms. Laws did not believe so. Chairman Hamerly inquired if it would be a requirement prior to grading. Ms. Laws responded yes, it is also a City requirement.

Chairman Hamerly inquired if there would be a standardized fencing detail for each of the Planning Areas. Ms. Laws responded it would be mitigated and done all at once, as one plan.

Biology 3, Chairman Hamerly inquired if we could include a reference to the

methodologies that were outlined in the US Fish and Wildlife Appendix A which was submitted in response to the circulation of the EIR. Ms. Laws stated they were borrowing from that document as well as the State Fish and Wildlife and US Fish and Wildlife Service. Those methodologies were combined to have one cohesive measure.

Biology 6, 5.460, Chairman Hamerly inquired if the HOA could maintain a wildlife corridor. Ms. Laws responded that the wildlife corridor has its own separate management plan and has a committee for implementing measures within the corridor area. Chairman Hamerly asked if the committee would continue to monitor it after five (5) years. Ms. Laws responded the advisory committee would remain in place with the management until the wildlife corridor operated satisfactorily. Chairman Hamerly asked if it would meet on an ADHOC basis for long-term maintenance. Ms. Laws responded yes, it can be added to the recommendation to state that. Chairman Hamerly asked if the City would be the authority on advisory matters, like selecting the participants on the committee or the means to be employed. Ms. Laws responded on all matters.

Chairman Hamerly inquired what the baseline level was for Biological monitoring. Ms. Laws reiterated the definition and stated the baseline would be before any disturbance occurred within the corridor. The baseline will be determined in the future but before any wildlife disturbance from construction.

Biology 8, Chairman Hamerly suggested making the Western Spade Foot Toad replacement breeding pool look as natural as possible.

Section 5.4-69, Chairman Hamerly asked if the lighting levels on the future Mill Creek Bridge precluded any lighting on the bridge or just road level lighting. Ms. Laws responded that the list of design features are conceptual.

Section 5.12.4, Chairman Hamerly, wonders if there is merit to having minimum STC ratings for wall or window assemblies to mitigate complaints. Ms. Laws replied the City's Building Code addresses the construction related requirements and mitigation measures.

Section 5.12-37, Construction Noise, Chairman Hamerly asked if the COA should include mitigation measures. Ms. Laws responded the construction traffic will be incremental and minimal compared to existing ambient noise levels on roadways. The City's Municipal Code determines that construction noise, within certain hours of operation, are exempt from additional requirements.

Section 5.14, Libraries, Chairman Hamerly wonders if the Developer would consider other options to serve the community. Assistant Community Development Director Stater responded there is no intention to construct another facility, but to upgrade the existing library.

Section 5.10-3, Neighborhood Commercial, Commissioner Huynh asked for clarification that if the future does not pan out for commercial, zoning could be changed to residential. Assistant Community Development Director Stater responded that is correct. Commissioner Huynh asked how that decision will be made. Assistant Community Development Director Stater stated there is a Planning Department Condition of Approval attached to the tract map. When the time comes to develop, either a

commercial project will come before the Commission for approval or the Developer will bring market studies, additional analysis, and information for determination.

5.14-3, Commissioner Huynh inquired how to take a position on certain elements of the EIR like response times for the fire department. City Attorney Greyson reiterated that the EIR is an informational document; you cannot pick and choose, the document in its entirety will be certified or not certified based on findings. With substantial evidence, Conditions of Approval can be placed on the project. Chairman Hamerly asked if the Fiscal Impact analysis would also be changed. Community Development Director Mainez responded yes, however the Harmony ADHOC Committee determined the level of service to be adequate. Assistant Community Development Director Stater indicated that if the Commission chooses to recommend something more conservative, the EIR will not be negatively impacted.

Section 8, Cultural Resources, Chairman Hamerly inquired if the lack of exploration and discovery is more detrimental. Ms. Laws responded it would avoid any impacts to any potential resources that are undiscovered below the surface.

#### Specific Plan

Chairman Hamerly suggested a less sterile introduction on the vision of the project.

Section 1.3, Chairman Hamerly wonders if the design feature is attainable given they have to modify the fuel type.

Section 1.3.4, Chairman Hamerly suggests going beyond energy efficient building and research native plant materials.

Section 1.3.7, Sustainable Design, Chairman Hamerly suggests wiring for high speed internet.

Chairman Hamerly suggested all building codes read Current Adopted and to choose Tier-1 measurers that go above and beyond baseline measurers. Chairman Hamerly proposed Item No. 10 as a directive to have a reduction of paved areas. With the paved pedestrian areas, determine a way to calculate that we are reducing the heat sink effect.

Section 1.4.1, Streets and Bikeways, Chairman Hamerly outlined specific pedestrian features and landscaped parkways to encourage bike use in lieu of cars.

Section 2.5.3, Policies, Chairman Hamerly asked if another policy would be required to reach the goal of providing housing options to meet different price objectives; as attached/detached housing options are not the only price objectives to determine if housing reaches a price point.

Section 2.5.5, Chairman Hamerly mentioned the goal to reach residential needs for commercial public facilities and other services, it may meet the residents' needs but under the policies listed it needs to be designed in a harmonious manner with the environment.

Section 2.5.8, Chairman Hamerly mentioned the goal is to incorporate sustainable features throughout the community but wonders if an efficient use of resources and

building material, targets for recycling, diverting construction waste, having water efficient homes and landscaping could help.

Chairman Hamerly suggested considering mixed use development in Planning Areas, if a full commercial development is not viable.

Item 3.5.2, Infrastructure, specifically sewer, Chairman Hamerly wonders if due to the onsite waste water treatment facility no longer being an option, the option should be stricken. Assistant Community Development Director Stater stated if left, it could be an option, should EVWD's plans be modified.

Item 6, Circulation, Chairman Hamerly inquired if Street G required a full perimeter fuel modification.

Chairman Hamerly suggested Street H have better landscaping, as it is the gateway to HWY 38.

Section 6, Street Profiles, Chairman Hamerly discussed narrowing lanes to from fourteen feet (14') to twelve feet (12') to reduce speeds and create buffers between pedestrians/bike paths and vehicles. City Engineer Wong explained twelve feet (12') is the standard for vehicle traffic. Chairman Hamerly expressed that he was looking at shoulders designated with bike lanes that are physically separate from vehicular traffic.

Section 6-15, Trail Beds, Chairman Hamerly suggests directional signage to key locations: trail heads, development amenities, and mile markers.

Exhibit 6.3, Trailhead exhibit, Chairman Hamerly wonders if there will be fencing around the trail going through the corridor to help protect sensitive areas.

Item D Building Orientation for Multi-Family Dwellings, Chairman Hamerly suggests limiting the uses of walls and fences to give the perception of open space and connectivity to common parks and greenbelts. Chairman Hamerly encourages more varying setbacks with the front facades, due to higher density.

Item 7-5, Plotting Guidelines, single family detached dwellings on small lot Planning Areas, Chairman Hamerly discourages varying setbacks due to the smaller neighborhood components.

Item 7.3.5, Rough Use and Recycle of Material Storage Areas, Chairman Hamerly believes the design should complement the community theme.

Item 7.4.4, Covered Porches and Balconies, Chairman Hamerly stated there needs to be design directives in terms of style and how it relates to the architecture.

Item 7-10, Chairman Hamerly stated the Element Design should be freed up to allow for appropriate design.

Item 7.4.5, Architectural Detail, Chairman Hamerly believes there needs to be more context for design interpretation.

Chairman Hamerly suggested addressing Dark Sky standards for exterior light.

Item 8.1.2, Design Objectives, Chairman Hamerly encourages architectural detail to create an environment where people will want to spend time.

Visible Edges, Chairman Hamerly encourages commercial to reflect the neighborhood theme that is vernacularly appropriate. Outdoor storage should be discouraged.

Item 8.3, Signage, Chairman Hamerly wondered about the idea of each neighborhood having their own particular kind of signage or if the project would have one style.

#### Conditions of Approval

Community Park PA 44, Exhibit 9-9, Chairman Hamerly requested the design be brought before the Planning Commission for review.

Commissioner Huynh requested the differences between the Development Agreement and Condition of Approvals. City Attorney Greyson explained that the Development Agreement is adopted as an ordinance and freezes the application of land use roles at the time the agreement becomes effective. The City can change Conditions of Approval by amending the Specific Plan.

Vista Parks, PA 48 and 49, Chairman Hamerly questioned the landscaping being in an environmentally sensitive area. Assistant Community Development Director Stater responded that those vista parks will remain in their natural state with more passive amenities like benches and overlook areas. The sensitive areas being disturbed are being mitigated separately.

Multipurpose trail, Chairman Hamerly suggested in the areas where trails transverse the wildlife corridor and other sensitive areas, there be conditions for implementing compliance with the habitat and species requirements in the EIR. Assistant Community Development Director Stater responded the MMRP is attached as the Planning Conditions of Approval.

Condition of Approval 85, Chairman Hamerly questioned requiring white-radiant roofs for residential Land Uses. Mr. Loy clarified the roofs would be white in color in terms of thermal efficiency. Chairman Hamerly requested the term 'white' to be stricken.

Condition of Approval 40 Community Park, Commissioner Huynh questioned building a park only after the 1,800 permit. Assistant Community Development Director Stater stated the timing of the park was due to the phasing of the project.

Engineering Conditions of Approval 18, Chairman Hamerly questioned if there would be adequate signage should there be complaints from the public.

Engineering Conditions of Approval 22 and 26, Chairman Hamerly questioned if there would be sidewalks. City Engineer Wong responded that the area in question is outside the City of Highland. The proposed design condition allows for an inbound lane, two exit lanes, and two bike lanes. The Condition is not requiring ultimate improvements of the street, which includes curb, gutter, and sidewalk. There will be curb returns and handicap ramps at the intersection where the traffic signal will be.

Condition 44, Chairman Hamerly inquired if there should be a reference to LED for street lights. City Engineer Wong stated the definition calls for energy efficient lighting to allow for future technologies, which would be more efficient than LEDs.

Condition 114, Chairman Hamerly asked if the size of the extensions would be based on a future assumed maximum load or on the current Single Family Residence rural load. City Engineer Wong stated the City of Highland does not provide utility service; the Developer and the utility company will construct and extend the lines to serve this project. The City is not conditioning the project to construct ultimate sized utilities to serve the project and adjacent projects.

EIR 5.1.1.2, Chairman Hamerly inquired if locating, removal, and filling of wells should be a condition of approval. City Engineer Wong referenced Condition 131.

City Engineer Wong brought three (3) Engineering Conditions of Approvals to the attention of the Commission that Staff proposes to modify; Condition 22, change from forty feet (40') wide to fifty two feet (52') wide and add the phrase the include two (2) fourteen feet (14') wide through lanes, six feet (6') paved shoulders, and a twelve foot (12') wide, 2-way, left turn lane. Condition 27, change to prior to the 501<sup>st</sup> building permit, widen the paved section to fifty two feet (52'). Condition 36, add prior to 501 building permit, widen Street A from Street C to Newport Avenue.

Assistant Community Development Director Stater presented the Planning Condition of Approval modifications; 87 & 88.

Building and Safety Conditions of Approval, Development Code Regulation, Chairman Hamerly requested to add Condition D; exterior security lighting shall have a time shut off and that the specific code references be from the current adopted edition.

Table 2.1, Chairman Hamerly inquired where the additional 222.8 acres is located. Assistant Community Development Director Stater responded it would be investigated before it goes before City Council.

The Planning Commission recessed from 9:32 till 9:40.

Commissioner Huynh expressed his concern for fire response times and the way the Development Agreement structures the fire station.

Chairman Hamerly asked if bikeways are being interpreted as only paved bikeways or if that includes the trail networks. City Engineer Wong responded the term bikeways include Class I, II, III, not inclusionary of trails. Chairman Hamerly suggested adopting standards to encourage more bike use.

Chairman Hamerly encourages strengthening the design guidelines for a consistent vision throughout the development.

Commissioner Huynh expressed his concern for fire response times and the structure in the DA for the fire station.

Vice Chairman Gamboa echoed Commissioner Huynh's statement and added that he feels the acreage approved for the elementary school is too small. Vice Chairman Gamboa feels there should be more land set aside for a middle school.

Chairman Hamerly expressed his concern over public benefit payments; which dovetails into the DIF.

Chairman Hamerly expressed his concern over grading and future developments.

**A MOTION** was made by Commissioner Huynh, seconded by Commissioner Sparks to Adopt PC Resolution No. 2016-\_\_\_\_, recommending the City Council take the following actions:

1. Adopt a Resolution to certify the Environmental Impact Report including the Findings of Fact, Mitigation, Monitoring, Reporting Program and Statement of Overriding Considerations;
2. Adopt a resolution to approve General Plan Amendment GPA-011-003, to amend Land Use Element Table 2.1 with respect to density within the Seven Oaks Planned Development Area, and amend the Circulation Element to establish new Roadway Network Map and Bikeways Map;
3. Introduce an Ordinance to amend the City's Official Zoning Map to change the existing Zoning Designation from Planned Development to "Harmony Specific Plan SPR 011-003" (ZC-011-003);
4. Introduce an Ordinance approving the Harmony Specific Plan establishing it as the legal document to implement the General Plan land use designation of Planned Development and the Harmony Specific Plan SPR-011-001 zoning district for the Specific Plan Area;
5. Introduce an Ordinance approving Development Agreement DA-012-002;
6. Adopt a Resolution to approve Tentative Tract No. 18861, subdividing the property into eight lots for the purpose of finance and conveyance; and
7. Adopt a Resolution to approve Tentative Tract No. 18871 further subdividing the property into 70 numbered and 99 lettered lots to serve as the Project's Master Tract Map

Motion Carried, 3-1, with Vice Chairman Gamboa dissenting and Commissioner Shaw absent.

Administrative Assistant Littleton introduced Planning Commission Resolution 2016-005.

#### **PC RESOLUTION NO. 2016 - 005**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE THE FOLLOWING ACTIONS RELATED TO THE HARMONY SPECIFIC PLAN: 1) CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT INCLUDING THE FINDINGS OF FACT, MITIGATION, MONITORING, AND REPORTING PROGRAM, AND STATEMENT OF OVERRIDING CONSIDERATIONS; 2) GENERAL PLAN AMENDMENT GPA-011-003, TO AMEND THE LAND USE AND CIRCULATION ELEMENTS; 3) INTRODUCE AN ORDINANCE TO AMEND THE CITY'S OFFICIAL ZONING MAP TO CHANGE THE**

EXISTING ZONING DESIGNATION FROM PLANNED DEVELOPMENT TO "HARMONY SPECIFIC PLAN SPR-011-001; 4) INTRODUCE AN ORDINANCE TO ADOPT THE HARMONY SPECIFIC PLAN; 5) INTRODUCE AN ORDINANCE TO APPROVE THE DEVELOPMENT AGREEMENT DA-012-002; 6) APPROVE TENTATIVE TRACT NO. 18861; AND 8) APPROVE TENTATIVE TRACT NO. 18871.

## 6.0 ANNOUNCEMENTS

There were none.

**7.0 ADJOURN**

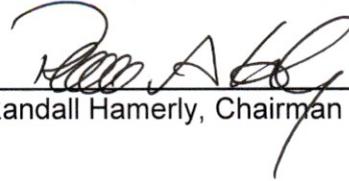
There being no further business, Chairman Hamerly declared the meeting adjourned at 10:43 p.m.

Submitted by:



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Brandy Littleton, Administrative Assistant III  
Community Development Department

Approved by:



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Randall Hamerly, Chairman