

~~The following language was added to the conditions of approval, and the applicant and Commission concurred:~~

- 16.a. Concrete curb, gutter, and sidewalk along the east side of Knickerbocker Road within the right-of-way from the southerly property boundary northward to the intersection of Knickerbocker Road and Pennsylvania Avenue to provide additional pavement width and a 5.5-foot concrete sidewalk with a slip-resistant surface. The curb, gutter and sidewalk shall be placed to provide adequate room for on-street parking when snow conditions are not in effect.
- ~~50.i. The site plan shall be revised to show that the edge of the carports shall be set back a minimum of one (1) foot from the edge of sidewalks so as to not deposit snow on sidewalks.~~
- 52.i. Virginia Creeper and/or Boston Ivy, or similar drought and alpine-tolerant species shall be planted along the retaining wall along the north side of the property and allowed to grow up along the face of the surface the wall so as to provide an attractive landscape screening of this wall. This vegetation shall be planted either at the top or bottom of the wall as recommended by the Landscape Architect. This condition of approval shall replace note #13, contained on the preliminary landscape plan.
60. Construction activities shall comply with the Tree Conservation Requirements contained Development Code Chapter 17.10 Tree Conservation. (PLN) A State of California Licensed Landscape Architect or ISA Certified Arborist who is familiar with local conditions shall be on site during grading activities involving trees to ensure that all trees that are shown to be saved on the landscaping plan are properly protected by the implementation of the Tree Protection Guidelines. The cost of this monitoring shall be borne by the applicant.
93. All provisions of Development Code Section 17.25.100 Residential Performance Standards shall apply to the site. The applicant shall be responsible for regular and ongoing upkeep and maintenance of the site, including snow plowing of driveways and drive aisles, snow clearing from sidewalks and walkways, including handicapped-accessible walkways, parking lot paving condition and striping, clearing of trash, weeds and debris, lighting, and other site improvements. All sidewalks, walkways and parking facilities shall be maintained in good condition. The maintenance thereof may include, but shall not be limited to the repairing curb, gutter and walking surfaces, repaving, sealing, and striping of a parking area and the repair, restoration and/or replacement of any parking area design features when deemed necessary by the City to insure the health, safety, and welfare of the general public. Plowed snow shall not be deposited onto the Tot Lot nor shall plowed snow block parking spaces. This most likely will require that snow be removed and hauled away from the site. (PLN, B&S, CODE)
100. The project operator shall provide onsite maintenance and security management. (PLN, CODE)
101. At all time when elementary and middle school-age children are tenants within the apartment complex, the operator shall institute onsite or offsite afterschool programs, tutoring, or other child care programs for the tenants. These programs may be operated in conjunction with other programs operated or sponsored by the Bear Valley Unified School District, Bear Valley Recreation and Parks district or local service organizations. (PLN)

Moved by Commissioner Caretto, seconded by Vice-Chairman Lambert, to adopt Resolution No. PC2009-21 recommending that the City Council certify the Environmental Impact Report prepared for Conditional Use Permit 2009-19 and a Density Bonus Affordable Housing Agreement, and recommends that the City Council find that the Mitigation Measure Monitoring Program has been prepared pursuant to the requirements of Public Resources Code Section 21081, State Guidelines Section 15091, 15097, and City CEQA Guidelines Section 7.31, and that such program is designed to ensure compliance with the mitigation measures during project implementation, and that the City Council adopt the Mitigation Measure Monitoring Program for the project.

Motion to approve this project was passed by the following vote:

AYES: CARETTO, LAMBERT, ZIMMERMAN
 NOES: NONE
 ABSENT: DEGROOT, SMITH
 ABSTAIN: NONE

Moved by Commissioner Caretto, seconded by Vice-Chairman Lambert, to adopt Resolution No. PC2009-22 recommending that the City Council approve Conditional Use Permit 2009-019 and a Density Bonus Affordable Housing Agreement, based on the findings and subject to the amended conditions of approval.

Motion to approve this project was passed by the following vote:

AYES: CARETTO, LAMBERT, ZIMMERMAN
 NOES: NONE
 ABSENT: DEGROOT, SMITH
 ABSTAIN: NONE

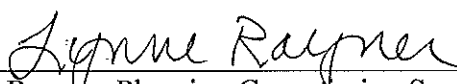
Moved by Commissioner Caretto, seconded by Chairman Zimmerman, to recommend that the Improvement Agency consider road widening and drainage improvements to Knickerbocker Road and improvements to the Knickerbocker Road and Pennsylvania Avenue intersection. Additionally, the Commission recommended that the City Council consider the issue of clustering affordable housing projects in the area of the Village and to study the effect of the placement of affordable housing projects in the vicinity of the Village Specific Plan area. This motion was unanimously approved.

2. PLANNING DIRECTOR'S REPORT None.

3. SUMMARY COMMENTS Vice-Chairman Lambert, Commissioner Caretto and Chairman Zimmerman commented on the public's perception of low income housing in the Village.

4. ADJOURNMENT 4:17 p.m.

MINUTES APPROVED AT THE MEETING OF SEPTEMBER 16, 2009.


 Lynne Rayner, Planning Commission Secretary