



*City of Arts & Innovation*

## **CITY PLANNING COMMISSION MINUTES**

THURSDAY, JANUARY 26, 2017, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### **PLANNING COMMISSIONERS**

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Planning Case P16-0277 (CUP) and P16-0279 (DR) – Conditional Use Permit and Design Review – 6350 Van Buren Boulevard  
Proposal by Jeff Lochner, on behalf of Mas Realty, LLC, to consider a for the construction of a 4,000 square foot fast food drive-thru restaurant on an 11.99 acre site and reconfiguration of an existing parking lot within the Arlington Plaza Shopping Center. Sean Kelleher, Associate Planner, presented the staff report. Jeff Lochner, Mas Realty, stated they were in agreement with the conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that Planning Cases P16-0277 and P16-0279 will not have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and 2) Approved Planning Cases P16-0277 (CUP) and P16-0279 (DR) based on the findings in the staff report and subject to the recommended conditions.

PLANNING CASE P16-0314 (TTM-37013) – North of Cook Avenue, South of Eddystone Street, and west of Bolton Avenue

Proposal by Alex Irshaid of Ramcam Group to consider a Tentative Tract Map (TTM-37013) to subdivide a 12.5 acre vacant parcel into five parcels, for the future development of five single-family residences. Gaby Adame, Assistant Planner, presented the staff report. Alex Irshaid thanked staff for their hard work. Comments from the audience: Scott Andrews spoke in support of the project and the illegal dumping that had previously been happening the property. He also expressed his concern for mitigation of any dirt run-off from the property when it rains be taken care of. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P16-0314 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP); and 2) Approve Planning Case P16-0314 (TTM-37013) based on the findings in the staff report and subject to the recommended conditions.

### **MISCELLANEOUS PLANNING AND ZONING ITEMS**

**ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER**  
Ted White, City Planner, announced that the Sycamore Canyon Warehouse DEIR project would be going to City Council February 14, 2017. He noted that the hearing would begin at 3:00 pm and then resume again at 7:00 pm to accommodate public comment on this project.