



City of Arts & Innovation

## CITY PLANNING COMMISSION MINUTES

THURSDAY, OCTOBER 5, 2017, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### PLANNING COMMISSIONERS

		K I R B Y	S T O S E L	R U B I O	P A R K E R	M I L L	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present	X			X	X	X	X	X	X
Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioners Rubio and Stosel.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
<b><u>PUBLIC HEARINGS</u></b>										
<b><u>PLANNING CASE P15-0856 – REZONING – 3320 MADISON STREET, WARD 4</u></b>										
Proposal by Rudy Chavez to Rezone a vacant 0.11 parcel from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone. Candice Assadzadeh, Associate Planner, presented the staff report. Rudy Chavez, applicant, stated he was in agreement with the recommended conditions. There were no comments from the audience. The public hearing was officially closed. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it can be seen with certainty that there is no possibility the proposed rezone will have a significant effect on the environment; and 2) Approve Planning Case P17-0856 based on the findings in the staff report and subject to the recommended conditions.	Motion Second All Ayes	X			X	X	X	X	X	X
<b><u>PLANNING CASES P15-0588 and P16-0653 – Conditional Use Permit and Variances – 5405 Arlington Avenue, Ward 3</u></b>										
Proposal by Patricio Alvarado for Carnes Culiacan Super Market to consider the following entitlements: 1) a Conditional Use Permit to allow off-sale of alcoholic (beer and wine) beverages in conjunction with an existing 6,560 square foot market developed with a multi-tenant commercial building; and 2) Variances to allow alcohol sales within 100 feet of single family residences, 600 of an elementary school, and 1,000 feet of another business licensed for off-sale of alcoholic beverages. Judy Egüez, Associate Planner, presented the staff report. Lauren Tyson, representing the applicant, stated they were in agreement with the recommended conditions. Comments from the audience: Ellie Uli, property owner, stated she was opposed to additional beer and wine sales in the area. The public hearing was officially closed. Following discussion the Planning Commission: 1) Determined that this proposal	Motion Second Ayes	X			X	X	X	X	X	X



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities); and 2) Approved Planning Cases P15-0588 and P16-0653 based on the findings outlined in the staff report and subject to the recommended conditions.										
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM DEPUTY DIRECTOR										
Ted White, Deputy Director, reported on upcoming agendas. He distributed handouts for the upcoming Northside Workshop.										
PLANNING COMMISSION 3 <sup>RD</sup> QUARTER ATTENDANCE RECORD										
The Planning Commission unanimously approved the attendance record as presented.	All Ayes	X			X	X	X	X	X	X
<b><u>MINUTES</u></b>										
The Minutes of the Planning Commission Meeting of September 14 were approved as presented with a correction that the meeting start time be changed to 6:00 p.m. instead of 9:00 a.m. The minutes of September 21, 2017 were approved as presented.	All Ayes	X			X	X	X	X	X	X
<b><u>ADJOURNMENT</u></b>										
The meeting was adjourned at 9:30 a.m. to the meeting of October 19, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on October 5, 2017. There is now a 10-day appeal period that ends on October 16, 2017. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on October 16, 2017.