



City of Arts & Innovation

PLANNING COMMISSION DRAFT MINUTES

THURSDAY, APRIL 30, 2020, 9:00 A.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

PRESENT: Commissioners: C. Roberts, R. Rubio, K. Parker, S. Mill, L. Allen, J. Teunissen and A. Villalobos

ABSENT: R. Kirby

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, F. Andrade

Vice-Chair Parker called the meeting to order at 9:00 a.m.

ORAL COMMUNICATIONS FROM THE AUDIENCE

Vice-Chair Parker announced that an eComment was received and will be included as part of the permanent record for this meeting. There were no public comments calls received.

PUBLIC HEARINGS

PLANNING CASES P19-0307 AND P19-0449 - CONDITIONAL USE PERMIT AND PUBLIC CONVENIENCE OR NECESSITY DETERMINATION FOR OFF-SALE OF BEER AND WINE - 3399 ADAMS STREET, WARD 4

Proposal by Mohamad Khaled to consider the following entitlements to permit a Type 20 Alcohol License (Off-sale beer and wine) in conjunction with an existing convenience store and vehicle fuel station: 1) Conditional Use Permit to permit the off-sale of beer and wine; and 2) Public Convenience or Necessity Determination for the off-sale of beer and wine. Judy Eguez, Associate Planner, presented the staff report. Vice-Chair Parker called for the applicant. Mohamad Khaled, stated they were in agreement with the recommended conditions of approval. The public hearing was closed. Following discussion it was moved by Commissioner Teunissen and seconded by Commissioner Mill that the Planning Commission close the public hearing and: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approved Planning Cases P19-0307 (Conditional Use Permit) and P19-0449 (Public Convenience or Necessity), based on the findings outlined in the staff report and subject to the recommended conditions. Vice Chair Parker advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.



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Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Roberts, Rubio, Parker, Mill, Allen, Teunissen, Villalobos
NOES: None
ABSENT: Kirby
ABSTENTION: None

CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item

MINUTES

The minutes of the meetings of April 16, 2020 were approved as presented.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Roberts, Rubio, Parker, Mill, Allen, Teunissen, Villalobos
NOES: None
ABSENT: Kirby
ABSTENTION: None

DISCUSSION CALENDAR

VEHICLE MILES TRAVELED (VMT) THRESHOLDS FOR CEQA ASSESSMENT OF TRANSPORTATION IMPACTS

Nathan Mustafa, City Traffic Engineer and Mobility Manager, Public Works Department, announced that they were requesting a continuance of this item to the May 14, 2020 meeting. He stated that following the initial posting of the agenda and after sharing with stake holders via the City's website, staff would like to facilitate additional discussions with stakeholders.

Commissioner Mill suggested that staff should reach out to the Fair Housing stake holders as well and suggested Rose Mayes. A lawsuit was recently brought up in San Bernardino County for civil rights violations based on VMT. Considering a lawsuit has been filed, it would be good to have civil rights folks in our community be included.



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Following discussion, a motion was made by Commissioner Mill and seconded by Commissioner Teunissen to Continue this item to the May 14, 2020 meeting.

Motion Carried: 7 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Roberts, Rubio, Parker, Mill, Allen, Teunissen, Villalobos

NOES: None

ABSENT: Kirby

ABSTENTION: None

PLANNING COMMISSION REPORT

Patricia Brenes stated that in anticipation of the City Council's invitation to present a report on the Planning Commission's activities for the past two years, staff has a prepared the report presented to the Commission today. She invited the Commission's comments, suggestions and changes.

Commissioner Villalobos suggested providing hyperlinks for each of the projects so that the public can learn more about them.

Ms. Brenes stated that she would look into this.

No formal action was taken by the Commission on this item.

SOCIAL MEDIA PLATFORM

Commissioner Villalobos stated that there are many interesting items that the Planning Commission reviews. Information regarding items was difficult for him to find sometimes which is what prompted his request to agendize the item. The City's Facebook and Instagram has 90,000 followers and this is a platform that many people today use to obtain information. This would be an opportunity to provide information to the community and possibly also obtain more input from the citizens. He stated he did not expect all the items to be posted and shared but certainly there are projects the Commission can agree will be either controversial, interesting or issues that will engage the citizens.

Following discussion, the consensus was to have Planning staff reach out to the City's communications team and find out if there is any way the agendas for Planning



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Commission can be pushed out before the meeting date in order to engage more people. Staff will report back to the Commission regarding this subject.

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown updated the Commission on upcoming planning commission items. She announced that at the May 19, 2020 City Council meeting, Council will take final action on the ADUs and tiny homes amendment.

ADJOURNMENT

The meeting was adjourned at 9:45 a.m.

The above actions were taken by the City Planning Commission on April 30, 2020. There is now a 10-day appeal period that ends on May 11, 2020. 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. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on May 11, 2020.