

*City of Arts & Innovation*

## PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 16, 2021, 9:00 A.M.  
PUBLIC COMMENT IN PERSON/TELEPHONE  
PUBLIC COMMENT VIA TELEPHONE  
3900 MAIN STREET

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### COMMISSIONERS

PRESENT: R. Kirby, J. Parker, T. Ridgway, C. Roberts, J. Teunissen and A. Villalobos

ABSENT: J. Rush (Business), R. Singh, L. Allen (Personal)

STAFF: P. Brenes, A. Beaumon, N. Mustafa, C. Scully, F. Andrade

Chair Kirby called the meeting to order at 9:00 a.m.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

### 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 August 19, 2021, were approved as presented.

### PLANNING COMMISSION ATTENDANCE

The Commission excused the absence of Commissioner Villalobos from the August 19, 2021 meeting due to vacation.

Motion by Commissioner Parker and Seconded by Commissioner Teunissen to approve the consent calendar.

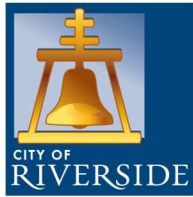
Motion Carried: Unanimously

AYES: Kirby, Parker, Ridgway, Roberts, Teunissen, Villalobos

NOES: None

ABSENT: Allen, Rush, Singh

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE PR-2021-000787 – PLOT PLAN REVIEW – 11124 AND 11144 PIERCE STREET, WARD 7  
– CONTINUED TO OCTOBER 28, 2021

Proposal by Roger Hobbs of RC Hobbs Company to consider a Site Plan Review to facilitate the construction of a mixed-use development consisting of 60 senior apartment units and two multi-tenant commercial buildings. Judy Egüez, Associate Planner, announced that the applicant is requesting further continuance to the October 28, 2021 meeting. There were no public comments. Following discussion, it was moved by Commissioner Parker and seconded by Commissioner Roberts to continue PR-2021-000787 to the meeting of October 28, 2021.

Motion Carried: Unanimously

AYES: Kirby, Parker, Ridgway, Roberts, Teunissen, Villalobos

NOES: None

ABSENT: Allen, Rush, Singh

ABSTENTION: None

PLANNING CASE PR-2021-001055 – CONDITIONAL USE PERMIT AND DESIGN REVIEW - 3505  
CENTRAL AVENUE, WARD 3

Proposal by Jacqueline Mulhich to consider the following entitlements to modify the existing Conditional Use Permit (CU-021-834) and Design Review (DR-021-701) for the existing vehicle service station (Chevron): 1) Conditional Use Permit of an accessory building for equipment storage for expansion of the existing vehicle service station; and 2) Design Review of project plans. Suhaim Bawany, Associate Planner, presented the staff report. He clarified for the record that the applicant is Jackie Mulhich. He asked that condition 41 be deleted as this condition has already been met. Mr. Bawany introduced Steve Ellis, applicant's representative. Mr. Ellis gave a brief project presentation. He stated they were in agreement with the recommended conditions of approval. There were no public comments and the public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Teunissen to: 1) Determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment 2) Approve Planning Case PR-2021-001055 (Conditional Use Permit and Design Review), based on the findings outlined in the staff report and subject to the recommended conditions, deleting condition 41 as requested by staff.

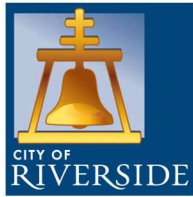
Motion Carried: Unanimously

AYES: Kirby, Parker, Ridgway, Roberts, Teunissen, Villalobos

NOES: None

ABSENT: Allen, Rush, Singh

ABSTENTION: None



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Chair Kirby advised of the 10-day appeal period.

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

### COMMUNICATIONS

#### ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Patricia Brenes, Principal Planner, announced that there were no planning items for the September 30th agenda and the meeting will be cancelled.

### ADJOURNMENT

The meeting was adjourned at 9:25 a.m. to the meeting of October 14, 2021 at 9:00 a.m.

The above actions were taken by the City Planning Commission on September 16, 2021. There is now a 10-day appeal period that ends on September 27, 2021. 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 September 27, 2021.

The Minutes were approved as presented at the October 28, 2021 meeting.