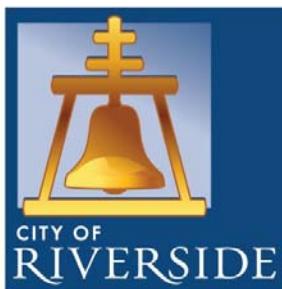


# **CITY PLANNING COMMISSION**

## **DRAFT MINUTES**

THURSDAY, MAY 2, 2019, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

## *City of Arts & Innovation*



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## **CITY PLANNING COMMISSION DRAFT MINUTES**

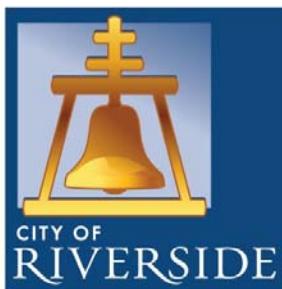
THURSDAY, MAY 2, 2019, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### PLANNING COMMISSIONERS

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| <b>PUBLIC HEARINGS</b>   |      |       |   |   |   |   |   |   |  |
| Commissioner Mill recused himself from the following case due to financial conflict of interest and left the dais.   |      |       |   |   |   |   |   |   |  |
| <b>PLANNING CASES P19-0189 and P19-0215 – LOT LINE ADJUSTMENT AND GRADING EXCEPTION, 7215 AND 7237 ALABBASI WAY, WARD 4</b>  |      |       |   |   |   |   |   |   |  |
| Proposal by Marwan Alabbasi to consider a Lot Line Adjustment to consolidate/merge two lots into one lot; and a Grading Exception to allow the combination of two existing building pads, totaling 43,640 square feet. Brian Norton, Senior Planner, presented the staff report. He noted that staff received two comments, one in support and one in opposition. Copies were distributed to the Commission this morning. Mr. Norton made a correction to staff's recommended conditions deleting condition 14. This condition does not apply to this project and was included by mistake. Scott Hildebrandt, Webb & Associates, stated they were in agreement with staff recommended conditions. Marwan Alabbasi, applicant, informed the Commission that he met with each of the adjacent property owners and explained the reasons for the lot line adjustment. There were no comments from the audience. The public hearing was closed. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and 2) Planning Cases P19-0189 (Lot Line Adjustment), and P19-0215 (Grading Exception), based on the findings outlined in the Staff Report and subject to the recommended conditions, with the deletion of condition 14 as stated by planning staff. |      |       |   |   |   |   |   |   |  |
| Commissioner Mill returned to the dais at this time.   |      |       |   |   |   |   |   | X |  |
| <b>PLANNING CASES P18-0370 AND P18-0369 – REZONING AND SITE PLAN REVIEW, 3907-3929 POLK STREET, WARD 6 CONTINUED TO MAY 16, 2019</b>   |      |       |   |   |   |   |   |   |  |
| Chair Rossouw announced that the applicant was requesting further continuance to May 16, 2019. There were no comments from the audience with regard to the continuance. The Planning Commission continued Planning Cases P18-0370 and P18-0369 to the meeting of May 16, 2019.   |      |       |   |   |   |   |   |   |  |
| Motion<br>Second<br>Ayes   |      | X     | X | X | X | X | X | X |  |
| Motion<br>Second<br>All Ayes   |      | X     | X | X | X | X | X | X |  |



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**PLANNING  
COMMISSIONERS**

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PLANNING CASES P18-0526, P18-0527, P18-0528 and P18-529 –  
CONDITIONAL USE PERMIT, DESIGN REVIEW AND VARIANCES  
FOR THE CONSTRUCTION OF A VEHICLE FUEL STATION – 4890  
VAN BUREN BOULEVARD, WARD 6

Proposal by Douglas Fenn of Tait & Associates to consider entitlements for the construction of a vehicle fuel station: 1) a Conditional Use Permit to permit a vehicle fuel station (7-Eleven) including a fueling canopy with 12 gasoline pumps and a 3,040 square foot convenience store with off-sale of beer and wine (Type 20 Alcohol License); 2) a Variance to allow a reduced separation requirement for the off-sale of alcoholic beverages from any existing residential dwelling or property zoned for residential uses; 3) Variances to allow a reduced separation requirement for the off-sale of alcoholic beverages from another business with concurrent sale of motor vehicle fuel with alcoholic beverages and from another business licensed for off-sale general alcoholic beverage sales; and 4) Design Review of project plans. Judy Egüez, Associate Planner, presented the staff report. Doug Fenn, Tait & Associates, stated they were in agreement with the recommended conditions. Comments from the audience: The public hearing was closed. Following discussion the Planning Commission: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 (Replacement and Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment, and; 2) Approved Planning Cases P18-0526 (Conditional Use Permit), P18-0528 (Variance), P18-0529 (Variances), and P18-0527 (Design Review) based on the findings outlined in the staff report and subject to the recommended conditions.

CONSENT CALENDAR

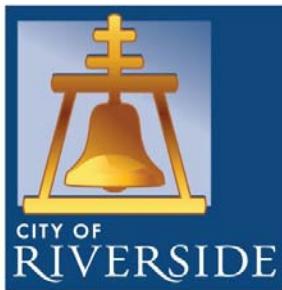
The following items were approved by one motion affirming the actions appropriate to each item.

The Minutes of the Planning Commission Meeting of April 18, 2019 were approved as presented.

COMMUNICATIONS

Items For Future Agendas And Update From City Planner:  
Mary Kopaskie-Brown, City Planner, reported on upcoming City Council and Planning Commission proposals.

|                              |   |   |   |   |   |   |   |   |
|------------------------------|---|---|---|---|---|---|---|---|
| Motion<br>Second<br>All Ayes | X | X | X | X | X | X | X | X |
| All Ayes                     | X | X | X | X | X | X | X | X |



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**PLANNING  
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DRAFT MINUTES**

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Commissioner Parker announced he would be absent at the May 16, 2019 meeting due to business.

**ADJOURNMENT**

The meeting was adjourned at 9:37 a.m. to the meeting of May 16, 2019 at 9:00 a.m. in the Art Pick Council Chamber.

The above actions were taken by the City Planning Commission on May 2, 2019. There is now a 10-day appeal period that ends on May 13, 2019. 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 13, 2019.

2. P18-0370 (RZ) and P18-0369 (PPE) – Continued to May 16, 2019
3. P18-0526 (CUP), P18-0527 (DR), P18-0528 (VR), P18-0529 (VR) – Final at Planning Commission
4. P19-0189 (LL) and P19-0215 (GE) – Final at Planning Commission
5. PSP19-0033 (CIP) – Recommendation to City Council