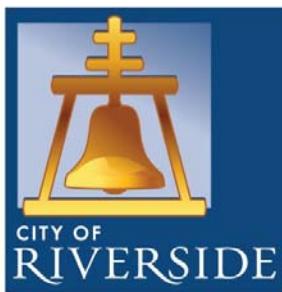


CITY PLANNING COMMISSION MINUTES

THURSDAY, MAY 19, 2016, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation



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CITY PLANNING COMMISSION MINUTES

THURSDAY, MAY 19, 2016, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

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PLANNING CASES P15-0820 and P16-0219 – Canyon Springs Business Park Specific Plan and Design Review – Panel Addition

Proposal by Katy Noel, on behalf of Merlone Geier, to consider an amendment to the Canyon Springs Business Park Specific Plan and Design Review to allow an additional 90-square foot sign panel on the freeway oriented pylon sign. Sean Kelleher, Associate Planner, presented the staff report. Katy Noel, Project Manager, with Merlone Geier stated they were in agreement with the recommended conditions of approval. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (existing facilities) of the CEQA Guidelines; and; 2) Approve Planning Cases P15-0820 and P16-0219 based on the findings outlined in the staff report and subject to the recommended conditions.

Motion
Second
All Ayes

X X

PLANNING CASES P15-0978 and P16-0252 – Canyon Springs Business Park Specific Plan and Design Review – New Pylon Sign

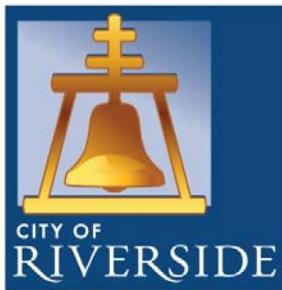
Proposal by Katy Noel, on behalf of Merlone Geier, to consider an amendment to the Canyon Springs Business Park Specific Plan and Design Review to allow construction of a 75 foot high freeway oriented pylon sign on the east side of Interstate 215 and approximately 200-feet north of Corporate Centre Place. Sean Kelleher, Associate Planner, presented the staff report. Marc Romero, Principal with Romero Thorsen Design, representing Merlone Geier stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (existing facilities) of the CEQA Guidelines; and; 2) Approve Planning Cases P15-0978 and P16-0252 based on the findings outlined in the staff report and subject to the recommended conditions.

Motion
Second
All Ayes

X X

PLANNING CASE P16-0011 – Conditional Use Permit, 4135 Chicago Avenue

Proposal by Clayton Przekop of Burnham Nationwide, on behalf of Planet Fitness to consider a Conditional Use Permit to establish an 18,000 square foot health fitness center in an existing multi-tenant retail building and reconstruct a 104-stall surface parking lot within an 18-acre multi-tenant commercial retail complex. Matthew Taylor, Planning Technician, presented the staff report. Mr. Taylor noted that revised conditions were



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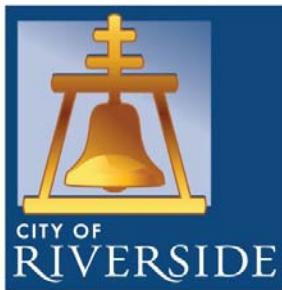
distributed to the Commission this morning to require ALUC review of the project. Clayton Przekop of Burnham Nationwide, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project constitutes an existing facility and is therefore categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 of the CEQA Guidelines; and; 2) Approve Planning Case P16-0011 based on the findings outlined in the staff report and subject to the revised recommended conditions with the addition that the applicant work with staff to incorporate windows along the western wall of the building, adjacent to the new parking area.

Commissioner Riggle recused himself from Planning Cases P14-0683, P14-0684, P14-0685, P15-1080, P15-1081 and P15-1082 due to a conflict of interest and left the dais.

PLANNING CASES P14-0683, P14-0684, P14-0685, P15-1080, P15-1081 and P15-1082 – General Plan Amendment, Rezoning, Design Review – 601 Central Avenue

Proposal by Steve Sommers of SDH and Associates to consider the following entitlements to permit a multi-family residential development with 216 units and 385 parking spaces : 1) amend General Plan land use designation of 11.75 acres of the 30.9 acres project site from OS - Open Space to MHDR - Medium High Density Residential; 2) rezone 9.0 acres from PF - Public Facilities Zone to R-3-3000 - Multi-Family Residential Zone; rezone 2.75 acres from R-1-7000 – Single Family Residential Zone to R-3-3000 – Multi Family Residential Zone; and rezone approximately 0.8 acres from R-1-7000 – Single Family Residential Zone to PF – Public Facilities Zone; 3) Site Plan Review; 4) Variances to allow building heights greater than permitted and building setbacks less than required by Code; and 5) Grading Exceptions related to on-site grading and retaining walls over six feet in height not open to public view, on a 30.9 acre site. Brian Norton, Senior Planner, presented the staff report. Mr. Norton stated that a comment was received after the publication of the report and has been distributed this morning. Also distributed this morning was a revision to condition 74 to correct a typographical error revising 1185.5ft to 1138.5ft. Steve Sommers, SDH Associates stated they were in agreement with the conditions. He thanked staff for their work on this project. Tory Walker, Principal, Tory Walker Engineering, address the Commission and stated they were available for questions. Carly Schlinder, Amec Foster Wheeler, addressed the Commission and

Motion Second All Ayes			X	X				
Motion Second All Ayes								
Motion Second All Ayes							X	X



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stated she was also available for questions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and reporting Program (MMRP) pursuant to CEQA Section 21081.6; and 2) Approve Planning Cases P14-0683, P14-0684, P14-0685, P15-1080, P15-1081, P15-1082 based on the findings outlined in the staff report subject to the revised recommended conditions of approval.

Commissioner Riggle returned to the dais.

MISCELLANEOUS PLANNING AND ZONING ITEMS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER
Ted White, City Planner, reported on the recent City Council actions.

Commissioners Kain and Riggle stated they would be unable to attend the meeting of June 2, 2016.

MINUTES

The Minutes of the Planning Commission Meeting of April 21, and May 5, 2016 were approved as presented.

ADJOURNMENT

The meeting was adjourned at 10:35 a.m. to the meeting of June 2, 2016 at 9:00 a.m. in the Art Pick Council Chamber.

Minutes approved as presented at the June 16, 2016.