



*City of Arts & Innovation*

**PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, OCTOBER 27, 2022, 9:00 A.M.  
PUBLIC COMMENT IN PERSON /TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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COMMISSIONERS

PRESENT: L. Mooney, J. Parker, T. Ridgway, J. Rush, R. Singh, J. Wilder

ABSENT: R. Kirby (P), C. Roberts (I)

STAFF: M. Kopaskie-Brown, B. Norton, C. Assadzadeh, A. Beaumon, P. Nitollama, C. Scully, F. Andrade

Chair Pro Tem Rush 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 October 13, 2022, were approved as presented.

PLANNING COMMISSION ATTENDANCE

That the Commission excuse the October 13, 2022 absence of Commissioner Roberts due to a personal matter.

Motion Carried: 6 Ayes, 0 Noes, 0 Absent, 0 Abstention

Motion Carried: Ayes, Noes, Absent, Abstention

AYES: Mooney, Parker, Ridgway, Rush, Singh, Wilder

NOES: None

ABSENT: Kirby, Roberts

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE - PLANNING CASE PR-2020-000519 GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONING, VARIANCE, GRADING EXCEPTION AND DESIGN REVIEW – 2610 ALESSANDRO BOULEVARD, WARD 2

Proposal by Yong Nam to consider a the following entitlements to facilitate the construction of a 115,526 warehouse: 1) General Plan Amendment to change the land use designation from C - Commercial to B/OP – Business/Office Park; 2) Specific Plan Amendment to amend the Sycamore Canyon Business Park Specific Plan to change the land use subarea of the project site from Industrial Support to Industrial; 3) Zoning Code Map Amendment to change the zone of the project site from CR-SP – Commercial Retail and Specific Plan (Sycamore Canyon Business Park) Overlay Zones to BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zones; 4) Variance to allow walls higher than allowed by the Specific Plan; 5) Grading Exception to allow retaining walls higher than allowed by the Grading Code; and 4) Design Review of project plans. Candice Assadzadeh, Senior Planner, presented the staff report. She announced a correction to the project description on the agenda incorrectly indicated the project was west of the Interstate 215. The project is located east of Interstate 215. Yong Nam, applicant, gave a brief history of the project. There were no public comments, the public hearing was closed. Following discussion it was moved by Commissioner Wilder and seconded by Commissioner Ridgway to recommend that the City Council: 1) Determine that the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program prepared for Planning Cases P14-0841, P14-0842, P14-0843, P14-0844, P14-0846, and P14-0847, and adopt the Addendum and Mitigation and Monitoring Reporting Program; and 2) Approve PR-2020-000519 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Variance, Grading Exception, and Design Review) based on the findings outlined in the staff report and subject to the recommended conditions with the addition that City staff work with the applicant regarding ingress and egress to the property prior to the City Council hearing.

Chair Pro Tem Rush advised of the appeal period.

A City Council public hearing is required for final approval.



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Motion Carried: 5 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Mooney, Parker, Ridgway, Rush, Wilder

NOES: None

ABSENT: Kirby, Roberts

ABSTENTION: None

Commissioner Singh's vote was not counted as he was experiencing audio difficulties.

### COMMUNICATIONS

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

Ms. Kopaskie-Brown updated the Commission on items for upcoming agendas.

### ADJOURNMENT

The meeting was adjourned at 9:58 a.m. to the meeting of November 10, 2022 at 9:00 a.m.

The above actions were taken by the City Planning Commission on October 27, 2022. There is now a 10-day appeal period that ends on November 6, 2022. 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 November 6, 2022.