

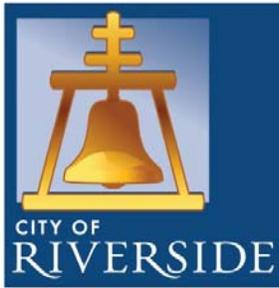
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

DRAFT THURSDAY, OCTOBER 8, 2015, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

	M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	T E U N I S S E N	R O S S O U W	K A I N	Z A K I
WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	X		X	X	X	X	X	X	
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Stosel and Zaki .									
The Pledge of Allegiance was given to the flag.									
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.									
Jay Eastman, Interim City Planner, introduced Rafael Guzman as the new Community & Economic Development Director.									
Mr. Guzman addressed the Commission and indicated he looked forward to working with them.									
<u>PUBLIC HEARINGS</u>									
<u>PLANNING CASES P12-0698, P12-0697 and P12-0601 – 14601 Dauchy Avenue</u> Chair Riggle announced that the applicant is requesting a continuance to October 22, 2015. He asked if there was anyone in the audience that wanted to address the continuance of this case. There was no one in the audience requesting to speak. The Planning Commission continued Planning Cases P12-0698, P12-0697 and P12-0601 to the meeting of October 22, 2015.			X					X	
Chair Riggle announced a conflict of interest and recused himself from Planning Cases P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 and P15-0757, and left the Chamber and Chair Pro Tem Kain presided.									
<u>PLANNING CASES P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 – 383 E. Alessandro Blvd.</u> Proposal by Atman Kadakia, Greens Group, to consider two Conditional Use Permits to reopen an existing motor vehicle fuel station with alcoholic beverage sales and to reopen an existing drive-thru restaurant in conjunction with a convenience store, three Variances for proximity to an existing gas station with concurrent sale of motor vehicle fuel with alcoholic beverages for proximity from any other business with an off-sale general license with less than 15,000 square feet of gross floor area, and for proximity from any other business with an off-sale general license that sells alcoholic beverages as its principal business, and a Public Convenience or Necessity determination due to the over-concentration of									



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WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>alcoholic beverages within the project site census tract. Candice Assadzadeh, Assistant Planner, presented the staff report. Atman Kadakia, Greens Group, stated they were in agreement with the recommended conditions. Mark Rubin spoke in support of the project. There were no other public comments received. Following discussion the Planning Commission recommended that the City Council: 1) Determine the proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities); 2) Approve Planning Cases P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 based and subject to the findings and recommended conditions outlined in the staff report; and 3) Adopt exhibits 6-8 as approved project plans, subject to the recommended conditions of approval.</p> <p>Chair Riggle returned to the dais.</p> <p><u>PLANNING CASE P15-0098 – 105 Big Springs Road</u> Proposal by Andrea Urbas of Cortel, on behalf of Verizon Wireless, to consider a Minor Conditional Use Permit to construct a 58-foot high wireless telecommunications facility camouflaged as a bell tower. Candice Assadzadeh, Assistant Planner, presented the staff report. She indicated that 10 calls in support were received, as well 31 letters in support which were distributed this morning. Also distributed were revised conditions for this case. Andrea Urbas, Cortel, stated they were in agreement with the conditions, except for condition 1. She referred to the letter distributed to the commission from Verizon Wireless' attorney. The applicant would like to reserve its right to allow 20% height increase based on the Spectrum Act referenced in the letter. Ms. Urbas agreed to a continuance to October 22, 2015 and to waive their rights under the Shot Clock Rule. Father Michael Agustin, spoke in support of the project. There were no other comments from the audience. Following discussion the Planning Commission continued Planning Case P15-0098 to the October 22, meeting to allow time to analyze and discuss the letter received from Mackenzie & Albritton, LLP, the applicant's attorney. The applicant agreed to waive the rights under the Shot Clock Rule.</p> <p><u>PLANNING CASES P15-0075, P15-0076 and P15-0819 – northerly side of Van Buren Boulevard, easterly of Prairie Way</u> Proposal by Zach Lauterbach of Evergreen Devco to consider a Design Review and two Conditional Use Permits for a vehicle repair facility ("Les Schwab Tire Center") and a drive-thru restaurant ("Dunkin Donuts"). Zach Lauterbach of Evergreen Devco, stated they were in agreement with staff's recommended conditions. There were no comments from the</p>	X		X			X			