

CITY PLANNING COMMISSION **DRAFT MINUTES**

THURSDAY, OCTOBER 22, 2015, 9:00 A.M. ART PICK COUNCIL CHAMBER, CITY HALL 3900 MAIN STREET

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PLANNING CASE P15-0131 – 4495 Magnolia Avenue

Proposal by Andrea Urbas from Cortel on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monoeucalyptus. Gaby Adame, Assistant Planner, presented the staff report. Ahmad Smith, Verizon Wireless Corporate Office, stated they were in agreement with conditions and accepted their modified condition 1 as revised by staff. There were no comments from the audience: Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0131 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Negative Declaration; 2) Approve Planning Case P15-0131 based on the findings in the staff report and subject to the recommended conditions, replacing condition 1 with the condition distributed by staff "A monoeucalyptus tower structure that shall not exceed 60-feet in height and, as represented by the applicant in this case, cannot be increased in height for collocation except through replacement of the tower. The replacement of the tower is a substantial change beyond the approval herein, and shall constitute telecommunication facility subject to application and processing pursuant to the City's Zoning Code."; and 3) Adopt exhibit 6 as approved project plans.

PLANNING CASE P15-0150 - 6600 Jurupa Avenue

Proposal by Henry Castro from Core Development Services on behalf of Verizon Wireless to consider a Conditional Use Permit to construct a 45foot high wireless telecommunications facility camouflaged as a monopine. Gaby Adame, Assistant Planner, presented the staff report. Ahmad Smith, Verizon Wireless Corporate Office, asked for clarification of condition 13iii. The condition calls for placement of four 24-inch box pine trees and asked that if these are a requirement that the placement be closer to their project site. Staff replied that this condition was incorrectly inserted in this case, staff would recommend 3 trees instead of four and stated that staff could work with the applicant in the design review process with regard to the placement. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P15-0150 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Negative Declaration; 2) Approve Planning Case P15-0150 based on the findings in the staff report and subject to the recommended conditions, replacing condition 1 with the condition distributed by staff "A monopine"

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tower structure that shall not exceed 45-feet in height and, as represented by the applicant in this case, cannot be increased in height for collocation except through replacement of the tower is a substantial change beyond the approval herein, and shall constitute a new telecommunication facility subject to application and processing pursuant to the City's Zoning Code," Also, three additional trees are to be placed on the site, to be determined by staff during design review; and 3) Adopt exhibit 6 as approved project plans. RECESS The Planning Commission recessed 10:37 a.m. and reconvened at 10:42 a.m. in the Art Pick Council Chamber with Chair Riggle presiding and all commissioners present except Commissioners Kain, Stosel and Tavaglione. PLANNING CASES P15-0404, P15-0405, P15-0568 and P15-0631 – 3399 Adams Street Proposal by Joseph Karaki of Western States Engineering, Inc. for consideration of a Conditional Use Permit, Design Review, and two Variances to construct a 3,040 square foot Mobil gas station and associated convenience store and drive-thru car wash. Gaby Adame, Assistant Planner, presented the staff report. Jeff Hart, requested a correction to Public Works condition 37, changing it to read prior to Certificate of Occupancy instead of building permit. Joseph Karaki, stated they were in agreement with staff's recommended conditions. There were no comments from the audience: Following discussion the Planning Coses P15-0404, P15-0405, P15-0568 and P15-0631 acconstitutes a CEQA Exemption and therefore is categorically exempt from the provisions of the California Environmental Quality Act per Section 15:332 of the CEQA Guidelines. 2) Approve Planning Cases P15-0404, P15-0404, P15-0681 absed on the findings outlined in the staff report and subject to the recommended conditions with modification to condition 37 to read prior to Certificate of Occupancy and a condition to revise the colors of the canopy to match the building; 3) Adopt exhibits 6-13 as approved project plans. PLANNING CASE P15-0824 – Zo	by the applicant in this case, cannot be increased in height for collocation except through replacement of the tower. The replacement of the tower is a substantial change beyond the approval herein, and shall constitute a new telecommunication facility subject to application and processing pursuant to the City's Zoning Code." Also, three additional trees are to be placed on the site, to be determined by staff during design review; and 3) Adopt exhibit 6 as approved project plans. RECESS The Planning Commission recessed 10:37 a.m. and reconvened at 10:42 a.m. in the Art Pick Council Chamber with Chair Riggle presiding and all commissioners present except Commissioners Kain, Stosel and Tavaglione. PLANNING CASES P15-0404, P15-0405, P15-0568 and P15-0631 – 3399 Adams Street Proposal by Joseph Karaki of Western States Engineering, Inc. for consideration of a Conditional Use Permit, Design Review, and two Variances to construct a 3,040 square foot Mobil gas station and associated convenience store and drive-thru car wash. Gaby Adame, Assistant Planner, presented the staff report. Jeff Hart, requested a correction to Public Works condition 37, changing it to read prior to Certificate of Occupancy instead of building permit. Joseph Karaki, stated they were in agreement with staff's recommended conditions. There were no comments from the audience: Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P15-0404, P15-0405, P15-0568 and P15-0631 constitutes a CEQA Exemption and therefore is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines. 2) Approve Planning Cases P15-0404, P15-0405, P15-0568 and P15-0631 based on the findings outlined in the staff report and subject to the recommended conditions with modification to condition 37 to read prior to Certificate of Occupancy and a condition to revise the colors of the canopy to match the building; 3) Adopt exhibits 6-13 as approved projec	Second	x						X		

Landscaping and irrigation to comply with Governor Brown's Executive Order of April 1, 2015 (EO B-29-15). Doug Darnell, Senior Planner,