

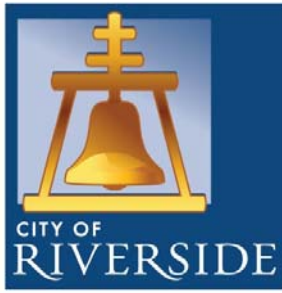
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, APRIL 21, 2016, 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:	Present	X	X	X	X	X		X	X	X
Chair Manning called the meeting to order at 9:00 a.m. with all members present except Commissioner Teunissen.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE										
There were no oral comments at this time.										
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASES P14-1078, P15-0188 and P15-0189 – Specific Plan Text Amendment, Conditional Use Permit and Design Review – 2249 Iowa Avenue</u>										
Proposal by Scott Wilkeson of McDonald's Corporation, LLC to consider a text amendment to the Hunter Business Plan Specific Plan to conditionally allow drive-thru restaurants in the BMP-BSR-SP – Business and Manufacturing Park – Business Support Retail and Specific Plan (Hunter Business Park) Overlay Zones; and a Conditional Use Permit and Design Review to permit a 4,336 square foot drive-thru fast food restaurant with a 900 square foot outdoor patio and 53 surface parking spaces, on 3.13 acres. Brian Norton, Senior Planner, presented the staff report. Vasanthi Okuma, Fountainhead Development, representing the applicant stated they were in agreement with the recommended conditions. Comments from the audience: Adrienne Cord, representing the land owner, spoke in support of the project. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Cases P14-1078, P15-0188 and P15-0189 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration; 2) Recommend adoption of the mitigation monitoring or reporting program pursuant to CEQA Section 21081.6; and 3) Approve Planning Cases P14-1078, P15-0188 and P15-0189 based on the findings in the staff report and subject to the recommended conditions with the addition of new Public Works advisory condition: Water Quality control basins shall require perimeter fencing or guards when the ponding depth exceeds 24 inches and the side slope exceeds a ratio of 4:1, or when a vertical drop of more than 30 inches is located within 36 inches of an adjacent walkway.										
	Motion Second All Ayes					X				X
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, reported on the recent City Council actions.										
Commissioner Kain announced he would be absent at the May 5, 2016 meeting due to business.										
<u>MINUTES</u> The Minutes of the Planning Commission Meeting of April 7, 2016 were approved as presented.	All Ayes	X	X	X	X	X		X	X	X
<u>ADJOURNMENT</u> The meeting was adjourned at 9:22 a.m. to the meeting of May 5, 2016 at 9:00 a.m. in the Art Pick Council Chamber.										