



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, MAY 19, 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
	1	2	3	4	5	6	7	C W 3	C W 3
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.				X	X				
Commissioner Riggles 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.									
<u>PLANNING CASES P14-0683, P14-0684, P14-0685, P15-1080, P15-1081 and P15-1082 – General Plan Amendment, Rezoning, Design Review – 601 Central Avenue</u> 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									
Motion Second All Ayes							X	X	



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>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.</p> <p>Commissioner Riggle returned to the dais.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, reported on the recent City Council actions.</p> <p>Commissioners Kain and Riggle stated they would be unable to attend the meeting of June 2, 2016.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of April 21, and May 5, 2016 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>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.</p>										
	All Ayes	X	X		X	X	X	X	X	X