



CITY PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 7, 2014, 9 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

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	W A D E	R O S S O W	K A I N	Z A K I	S T O C K T O N
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3	C W 5
Roll Call:	Present	X	X			X	X	X	X		
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Parker and Tavaglione.											
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 P12-0698, P12-0697 and P12-0601 – 14601 Dauchy Avenue, CONTINUED TO OCTOBER 23, 2014</u>											
Chair Riggle announced that the applicant has requested further continuance to October 23, 2014. Comments from the audience: there was no one in the audience requesting to speak to the continuance. The Planning Commission continued Planning Cases P12-0698, P12-0697 and P12-0601 to the meeting of October 23, 2014 as requested by the applicant.	Motion Second All Ayes	X	X			X	X	X	X	X	X
<u>PLANNING CASES P13-0967, P13-0968, P14-0341 and P14-0342 – 1.2 vacant acres of a 13 acre site situated on the northeasterly corner of La Sierra Avenue and Indiana Avenue.</u>											
Proposal by Fred Cohen of CJC Design, Inc., to consider 1) an Amendment to the Municipal Code (Title 19) to rezone approximately 1.2 acres; 2) a Conditional Use Permit to allow construction of a vehicle fuel station with an automated vehicle wash facility and two self-service (coin-operated) vehicle wash facilities and the concurrent off-sale of beer and wine in conjunction with vehicle fuel sales; 3) Findings of Public Convenience and/or Necessity to permit a second off-sale alcohol license in the subject Census Tract where one off-sale license is expected; 4) the Design Review of the plot plan and building elevations for an approximately 4,760 square-foot vehicle fuel canopy, an approximately 4,700 square-foot convenience store with second-story office and storage areas, an approximately 2,277 square-foot attached vehicle wash facility with a single-lane automated vehicle wash and two-lane self-service (coin-operated) vehicle wash; located on approximately 1.2 vacant acres of a 13 acre site situated on the northeasterly corner of La Sierra Avenue and Indiana Avenue, adjacent to and southerly of the existing La Sierra Metrolink station and parking lot. Fred Cohen, applicant, stated that they have modified the site plan significantly based on the recommendations from the Planning Commission and stated they were in agreement with											



CITY PLANNING COMMISSION MINUTES

THURSDAY, AUGUST 7, 2014, 9 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

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	W A D E	R O S S O W	K A I N	Z A K I	S T O C K T O N
	1	2	3	4	5	6	7	C W 3	C W 3	C W 5
the conditions. Comments from the audience: Art Kaspereen, Jr. Member of Alvord Board of Education expressed his concern regarding safety and encouraged further discussion or cancellation of the project. Vivian Moreno, Ward 1, stated that when she heard plans for the site's development, she had envisioned restaurants. She stated that there are already two gas stations down the street. The area to be vacated is not owned by the applicant yet and the project should be continued by the Planning Commission until ownership is secured. Larry Allen, Ward 6, appreciated that the plans were redrawn. He stated there is an opportunity for a better use on this property and didn't believe the site complies with city standards as the site is less than an acre. He asked that the case be continued or denied. 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 adopt a mitigated Negative Declaration; 2) Approve Planning Cases P14-0341 (Rezoning), P130967 (Conditional Use Permit), P13-0968 (Design Review) and P14-0342 (Findings of Public Convenience and /or Necessity) based on the findings outlined in the staff report subject to the recommended conditions; with the following modifications: 1) The applicant shall submit an administrative variance application for the rear setback encroachment; 2) That the applicant shall work with staff to provide adequate and safe maneuvering areas for vehicle fuel trucks; and 3) The recordation of an easement providing access to the site and service driveway along the rear shall be required.										
Motion										
Second										
Ayes	X	X			X		X	X	X	
Noes						X				
RECESS										
The Planning Commission recessed at 10:10 a.m. and reconvened at 10:18 a.m. in the Art Pick Council Chamber with Chair Riggle presiding and all commissioners present except commissioners Parker and Tavaglione.										
PLANNING CASES P13-0553, P13-0554, P13-0583 and P14-0065 – 5940 and 5980 Sycamore Canyon, <i>CONTINUED TO SEPTEMBER 18, 2014</i>										
Proposal by Kevin Kohan of The Planning Associates on behalf of Paul A. Newkirk of Emri-Newkirk Properties, LLC to consider: 1) a General Plan Amendment; 2) a Specific Plan Amendment; 3) a Zoning Code Map Amendment; and 4) the Site Plan and Design Review of the plot plan and building elevations related to the construction of a 275-unit multiple family residential development, including common and private amenities and covered and uncovered surface parking, on two contiguous parcels,										