



CITY COUNCIL MINUTES

TUESDAY, FEBRUARY 3, 2015, 3 P.M.
ART PICK COUNCIL CHAMBER
CITY HALL
3900 MAIN STREET

City of Arts & Innovation

	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	WARD 7
<p>CASES P13-0967, P13-0968, P14-0341, P14-0342 - CONDITIONAL USE PERMIT- VEHICLE FUEL STATION - 2200 UNIVERSITY AVENUE - CONTINUED</p> <p>Hearing was called to consider a proposal by Fred Cohen of CJC Design, Inc., for (1) an amendment to the Municipal Code (Title 19) to rezone approximately 1.2 acres from the R-1-7000-SP - Single Family Residential and Specific Plan (Riverwalk Vista) Overlay Zones to the CG-SP - Commercial General and Specific Plan (Riverwalk Vista) Overlay Zones; (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. Three people spoke regarding the matter. Following discussion, the City Council continued the public hearing off-calendar.</p> <p>CASES P13-0368, P13-0369, AND P13-0370 - CONDITIONAL USE PERMIT AND DESIGN REVIEW - DRIVE-THRU BUSINESS - 2200 UNIVERSITY - RESOLUTION</p> <p>Hearing was called to consider a proposal by Mike Ara for an amendment to the University Avenue Specific Plan to allow drive-thru businesses as a conditional use in sub-district 1 of the University Avenue Specific Plan under certain circumstances, a conditional use permit and design review of the plot plan and elevations related to construction of a drive-thru lane and window, and various site improvements to an existing approximately 2,090-square-foot fast food restaurant (El Pollo Loco) located at 2200 University Avenue including variance requests. Two people spoke regarding the matter. The public hearing was officially closed. Following discussion, the City Council (1) determined that Case P13-0368 (Specific Plan Amendment) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15060(C)(2) and 15061(B)(3); (2) determined the proposed project will not have a significant effect on the environment based upon the findings set forth in the case record and adopted a Negative Declaration; (3) approved Planning Cases P13-0368 (Specific Plan Amendment), P13-0369 (Conditional Use Permit) and</p>							
<p>Motion Second All Ayes</p>					X	X	