



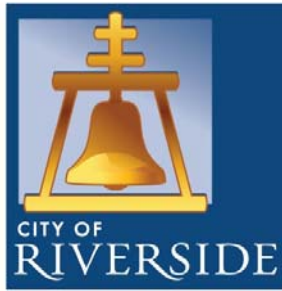
*City of Arts & Innovation*

## CITY PLANNING COMMISSION MINUTES

THURSDAY, JANUARY 12, 2017, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### PLANNING COMMISSIONERS

		K I R B Y	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 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 Pro Tem Rossouw called the meeting to order at 9:00 a.m. with all members present except Commissioner Parker.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
<b><u>PUBLIC HEARINGS</u></b>										
<b><u>PLANNING CASES P15-0847 (CU), P15-0848 (CU), P15-0850 (DR) – Conditional Use Permits and Design Review – 3590 Madison Street Proposal by Greg Lukosky on behalf of HFC/PRP Madison, LLC to consider a the development of a 8.21 acre site, developed with Denny's Restaurant, with a phased commercial development: 1) a Conditional Use Permit to permit a 37,849 square foot health and fitness center (24 Hour Fitness); 2) a Conditional Use Permit to permit a 1,950 square foot drive thru restaurant (Starbucks); and 3) Design Review of plot plan and building elevations for the health and fitness center, drive thru restaurant, and construction of a 41,117 square foot retail building. Gaby Adame, Assistant Planner, presented the staff report. Greg Lukosky, Peninsula Retail Partners, stated they have reviewed staff's recommendations and conditions of approval and were in support of these as stated. Comments from the audience: Frank Williams, 3551 Cortez, requested that the Phase II retail pad not be a Wal-Mart. He also requested that security be provided for the area behind the 24-hour Fitness and the proposed retail pad, adjacent to their homes. Stephanie Williams, 3551 Cortez, stated she was concerned with the height of the buildings behind their properties and their loss of privacy. Following discussion the Planning Commission: 1) Determined that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to CEQA; and 2) Approved Planning Cases P15-0847, P15-0848 and P15-0850 based on the findings in the staff report and subject to the recommended conditions with the addition: "Staff to analyze concerns over left turn ingress and egress movements of the most southerly driveway for the Mobil Gas Station (driveway closest to westbound 91 on-ramp). Staff to assess whether or not turning restrictions should be implemented via signage, raised concrete median, or alternative method."</u></b>	Motion Second All Ayes	X	X	X		X	X	X	X	X



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, updated the Commission on the Housing Element.										
He stated there was an overview and employee recognition for the Community & Economic Development Department at the January 10, 2017 City Council meeting and encouraged the Commission to watch the video of the meeting.										
PLANNING COMMISSION ATTENDANCE, 4 <sup>TH</sup> QUARTER The Planning Commission excused all absences for the 4 <sup>th</sup> quarter Planning Commission meeting schedule (October, November, December, 2016).										
	Motion Second All Ayes	X	X	X		X	X	X	X	X
<b><u>MINUTES</u></b> The Minutes of the Planning Commission Meeting of December 15, 2016 were approved as presented.										
	All Ayes	X	X	X		X	X	X	X	X
<b><u>ADJOURNMENT</u></b> The meeting was adjourned at 9:51 a.m. to the meeting of January 26, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on January 12, 2017. There is now a 10-day appeal period that ends on January 23, 2017. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on January 23, 2017.