



CITY PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 15, 2016, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

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
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<p><u>PLANNING CASES P16-0101, P16-0102, P14-1082, P16-0103, P14-1081 and P14-1072</u> – General Plan Amendment/Specific Plan Amendment, Tentative Parcel Map No. 36879), Minor Conditional Use Permit, Variance/Grading Exceptions, Design Review and Environmental Impact Report – West side of Lance Drive between Dan Kipper Drive and Sierra Ridge Drive</p> <p>Proposal by Hillwood Enterprises, L.P. and The Magnon Company to consider an Environmental Impact Report for the construction of two industrial warehouse buildings to operate as a distribution center. Patricia Brenes, Principal Planner, presented the staff report. Cheryl DeGano, Principal Environmental Analyst with Webb & Associates, explained the CEQA process for this case to-date. Ms. Brenes stated that seven additional letters were received commenting on the responses to comments. Staff will review the letters and provide additional clarification, if needed, as part of the Final EIR. Staff is recommending an additional condition: To Require gates be provided along the access lane on the north side of the project to be accessible to emergency vehicles only and not to trucks and other vehicles that may enter the site. Comments from the audience: Alec Gerry, Teresa Denham, Maureen Clemens, David Cocker, Gurumantra Khalsa, Josh Bourgeois, Roberto Passoni, Erin Snyder, Doug Ethell, Jon Cheung, and Rick Wade spoke in opposition to the proposed project and addressed issues regarding, noise, traffic, and health risks associated with this project. Following discussion the Planning Commission recommended that the City Council: 1) Find: a. the draft project EIR has been completed in compliance with the California Environmental Quality Act (CEQA); b. The project will have a significant effect on the environment; but, c. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for Air Quality standards as to cumulative and project-specific impacts during operations; project specific noise impacts during construction and operation; project specific and cumulative traffic impacts to the I-215 freeway on ramps Levels of Service (LOS). 2) Approve Planning Cases P14-1081, P14-1082, P16-0101, P16-0102 and P16-0103 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions and mitigation measures with the addition of staff's recommended condition: To Require gates be provided along the access lane on the north side of the project to be accessible to emergency vehicles only and not to trucks and other vehicles that may enter the site.</p> <p>Chair Parker returned to the dais.</p>									
<p>Motion</p> <p>Second</p> <p>Ayes</p> <p>No</p>		X	X	X	X	X	X	X	X
	X								
				X					