



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, FEBRUARY 23, 2017, 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
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present	X	X	X	X	X		X	X	
Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Teunissen.										
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 CASE P16-0624 – 3203 Harrison Street</u>										
Proposal by Ken Gutierrez, representing Walter's Auto Group, to consider a Site Plan Review for the outdoor storage of vehicles. Candice Assadzadeh, Associate Planner, presented the staff report. Ken Gutierrez, representing the applicant, stated they were in agreement with staff recommended conditions. Comments from the audience: Tim Orchard stated that his home address was 3203 Harrison and that the proposed project address was also 3203 Harrison Street. Ms. Assadzadeh stated she would follow-up with Building and Safety Division to correct the address. Following discussion the Planning Commission:										
1) Determined that Planning Case P16-0624 is exempt from the provisions of the California Environmental quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines; and 2) Approved Planning Case P16-0624 based on the findings in the staff report and subject to the recommended conditions.										
Motion Second All Ayes										
		X	X	X	X	X		X	X	X
<u>PLANNING CASES P16-0690 and P16-0691 – Conditional Use Permit and Design Review – 11066 Magnolia Avenue</u>										
Proposal by Mo Mokled of PM Design Group, Inc. to consider a Conditional Use Permit and Design Review to permit the construction of a fast food drive-thru restaurant. Suhaim Bawany, Planning Technician, presented the staff report. Mo Mokled stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15302 (Replacement or Reconstruction) and 15332 (In-Fill Development Projects) of the CEQA Guidelines; and 2) Approved Planning Cases P16-0690 (Conditional Use Permit) and P16-0691 (Design Review) based on the findings outlined in the staff report and subject to the recommended conditions.										
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
<p>PLANNING CASES P16-0690 and P16-0691 – Tentative Parcel Map 37244 – 925-975 Marlborough Avenue</p> <p>Proposal by Steve Sommers, SDH Associates, Inc. on behalf of MS Northgate, LLC to consider a Tentative Parcel Map No. 37244 to subdivide a 3.70-acre parcel into two lots ranging in size from 1.59 to 2.11 acres. Matthew Taylor, Assistant Planner, presented the staff report. Steve Sommers, representing the applicant, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines; and 2) Approved Planning Case P16-0784 (Tentative Parcel Map 37244) based on the findings outlined in the staff report and subject to the recommended conditions.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, stated that today was Commissioners Joe Tavaglione and Thomas Riggles' last meeting. Mr. White and the Planning Division staff thanked and applauded their time and commitment in serving on the Planning Commission.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of February 9, 2017 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>The meeting was adjourned at 9:40 a.m. to the meeting of March 9, 2017 at 9:00 a.m. in the Art Pick Council Chamber.</p>	<p>Motion Second All Ayes</p> <p>All Ayes</p>	X	X	X	X	X		X	X	X

The above actions were taken by the City Planning Commission on February 23, 2017. There is now a 10-day appeal period that ends on March 6, 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 March 6, 2017.