



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, MARCH 23, 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	R U B I O	P A R K E R	M I L L	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 Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Stosel.										
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 P16-0425 and P16-0426 – Conditional Use Permit and Design Review, Senior Housing Complex – 8389 Mount Hood Road, WARD 5</u>										
Proposal by William B. Allen to consider a Conditional Use Permit and Design Review for the construction of a 30,190 square foot two-story senior housing complex. Sean Kelleher, Associate Planner, presented the staff report. Jim Broeske, architect, stated they were in agreement with all conditions except condition 9a. He requested this condition be eliminated. Comments from the audience: Debbie Baker spoke on behalf of her brother, neighbor to the proposed project. She expressed concerns regarding privacy. Jeff Hart, Engineering Manager, asked that condition 42 be modified to read: "Installation of sewers and sewer laterals to serve this project to Public Works specifications. Onsite sewer mains shall be private facilities". Following discussion the Planning Commission: 1) Determined that the project is exempt from California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P12-0425 and P16-0426 based on the findings outlined in the staff report and subject to the recommended conditions, with modifications. Delete condition 9a. Add a new condition 9a: The applicant shall replace the proposed composition asphalt roofing with conventional tile roofing throughout the project site. Add condition 10f: The applicant shall provide trees along the south property line adjacent to the existing single family residential property located at the terminus of Mount Hood road. Modify condition 42 to read as recommended by Public Works staff: "Installation of sewers and sewer laterals to serve this project to Public Works specifications. Onsite sewer mains shall be private facilities".	Motion Second All Ayes	X		X	X	X	X	X	X	X



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<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
<u>BUDGET ENGAGEMENT COMMISSION</u>										
Ted White, City Planner, stated that the Budget Engagement Committee has requested that all Boards and Commissions recommend three to five priorities for Measure Z consideration, as well as appoint a representative to address the Committee on April 6, 2017.										
Mr. White indicated that staff has provided the Commission with three recommendations. Staff is asking that the Commission also consider supporting the Cultural Heritage Board's recommendation for the Citywide Engagement Strategy funding.										
Following discussion the Planning Commission recommended to support the Planning Division's recommendations: 1) \$4.5 million (\$1.5 million/year for three years) to prepare a comprehensive update to the City's General Plan, Specific Plans and Zoning Code, and to rezone properties to be consistent with the General Plan; 2) \$300,000 to facilitate GIS Data Migration and Public Portal development; 3) \$300,000 for a one-time Planning records management effort to organize, scan, and convert hard copy Planning records to a digital format and make them available on-line to the public; and 4) to support the Cultural Heritage Board's identified priority to provide \$100,000 to prepare a Citywide Community Engagement Strategy. The Commission also added: 5) \$20,000 for the purpose of Planning Commissioner training and development opportunities. Commissioners Parker and Rossouw volunteered to attend the April 6, 2017 meeting and present to the Budget Engagement Committee.		X		X	X	X	X	X	X	X
Motion Second All Ayes										
RECESS										
The Planning Commission recessed 10:08 and reconvened at 10:15 a.m. in the Art Pick Council Chamber with Chair Parker presiding.										
<u>BROWN ACT TRAINING</u> – Presented by Kristi Smith, Chief Assistant City Attorney										
Ms. Smith presented the Brown Act Training.										
There was no formal action taken, the Commission thanked Ms. Smith.										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER										
Ted White, City Planner, stated there were no actions to report at this time.										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<u>MINUTES</u> The Minutes of the Planning Commission Meeting of March 9, 2017 were approved as presented.	All Ayes	X		X	X	X	X	X	X	X
<u>ADJOURNMENT</u> The meeting was adjourned 10:38 a.m. to the meeting of March 23, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on March 23, 2017. There is now a 10-day appeal period that ends on April 3, 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 April 3, 2017.