

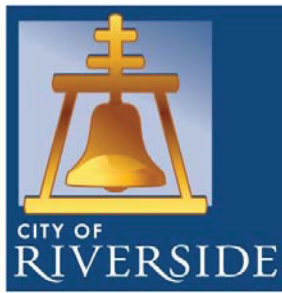
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, APRIL 5, 2018, 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	V A C A N T	R O S S O U W	T E U N I S S E 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 Rossouw 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>										
Chair Rossouw stated that because of the possible lengthy discussions of the first item on the agenda, he asked that Item 3 be heard out of order.										
<u>PLANNING CASES P15-0877, P16-0067 and P16-0066 – Specific Plan Amendment, Conditional Use Permit and Design Review to Allow a Seven-story Extended Stay Hotel, 1277 University Avenue, Ward 2</u> Proposal by Patrick Chiu and Associates to consider: 1) a Specific Plan Amendment to amend Subdistrict 4a of the University Avenue Specific Plan to conditionally allow hotels and permit buildings up to 100 feet in height; and 2) a Conditional Use Permit and Design Review to permit the construction of a seven-story, 122,459 square foot extended stay hotel, consisting of 126-guest rooms, and 10,862 square feet of commercial lease space on 0.82-acres. Sean Kelleher, Associate Planner, presented the staff report. Jonathan Shardlow, Counsel on behalf of the applicant, stated they were in agreement with the recommended conditions. Comments from the audience: Chris Adams, East Hills Business Council, spoke in support of the proposal. The public hearing was closed. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and 2) Approve Planning Cases P15-0877, P16-0067 and P16-0066 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
<u>PLANNING CASES P14-1033 and P14-1034 – Appeal by Springbrook Heritage Alliance – Design Review and Lot Line Adjustment, Construction Industrial Warehouse Building, 3705-3667 Pacentia Lane, Ward 1</u> An appeal, on behalf of the Springbrook Heritage Alliance, of an approval by the Development Review Committee for a proposal by Art Day of										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
of the Development Review Committee and determined that the proposed case will not have a significant effect on the environment based on the findings in the case record, Adopted the Mitigated negative Declaration and Adopted the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and 2) Denied the Appeal, upheld the decision of the Development Review Committee and Approved Planning Cases P14-1033 (Design Review) and P14-1034 (Lot Line Adjustment), based on the findings outlined in the staff report and subject to the conditions of approval.										
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, reported on the on future planning cases.										
Commissioner Parker reported on the meeting he attended March 13, 2018 regarding the City's Long Range Master Plan for the Park and Recreation Department.										
<u>MINUTES</u>										
The Minutes of the Planning Commission Meeting of March 22, 2018 were approved as presented.	All Ayes	X	X	X	X	X		X		X
<u>ADJOURNMENT</u>										
The meeting was adjourned 11:41 a.m. to the meeting of April 19, 2018 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on April 5, 2018. There is now a 10-day appeal period that ends on April 16, 2018.

PLANNING CASES P15-0877, P16-0067 and P16-0066 – During the appeal period, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. This case will proceed to City Council on their Public Hearing Calendar, for final approval.

PLANNING CASES P14-1033 and P14-1034 – During the appeal period, any interested person may appeal this action to the City Council's Land Use Committee 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 at the City Council's Land Use Committee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on April 16, 2018.