City of Arts & Innovation

CITY PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, NOVEMBER 29, 2018, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

	PLANNING COMMISSIONERS								
	KIRBY	STOSEL	RUBIO	PARKER	MILL	VACANT	ROSSOUW	TEUNISSEN CW3	ZAKI CW3
WARDS	1	2	3	4	5	6	7		
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 Omar Zaki.

Staff Present: M. Kopaskie-Brown, P. Brenes, C. Assadzadeh, K. Smith, F. Andrade

The Pledge of Allegiance was given to the flag.

PLANNING/ZONING MATTERS FROM THE AUDIENCE
There were no oral comments at this time.

PUBLIC HEARINGS

PLANNING CASES P15-0989, P17-0543, P15-0987 and P15-0990 – *General Plan Amendment, Specific Plan Amendment, Rezoning and Environmental Impact Report – California Baptist University, 8432 Magnolia Avenue, Ward 5*
Proposal by California Baptist University (CBU) to consider a Specific Plan Amendment to facilitate campus expansions to accommodate the projected student population through 2025, entailing a maximum of 400,000 square feet of academic, recreation, and student housing facilities and a maximum student enrollment of 12,000 students. This proposal involves the following entitlements: 1) a General Plan Amendment to change the General Plan land use designation for the Health Sciences Campus and Wellness Center from PF – Public Facilities/Institutional to CBUSP – California Baptist University Specific Plan (CBUSP); 2) a Zoning Code Amendment to change the Planning Areas from MU/A - Mixed Use/Academic, MU/R - Mixed Use/Residential, MU/U - Mixed Use/Urban, A - Athletics, and OS - Open Space to CBUSP - California Baptist University Specific Plan Zone; 3) a Zoning Code Amendment to change the Planning Areas from MU/A-CR –Mixed Use/Academic and Cultural Resources Overlay Zones and MU/R-CR – Mixed Use/Residential and Cultural Resources Overlay Zones to CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones; 4) a Zoning Code Amendment to change the zone of the Health Sciences Campus and Wellness Center from R-1-7000 – Single Family Residential Zone to CBUSP - California Baptist University Specific Plan Zone; 5) Specific Plan Amendments to remove the Health Sciences Campus and Wellness Center from the Magnolia Avenue Specific Plan and to incorporate them into the California Baptist University Specific Plan; and 6) an Environmental Impact Report related

Planning Commission: December 13, 2018
Agenda Item: 04

		PLANNING COMMISSIONERS								
		KIRBY	STOSSEL	RUBIO	PARKER	MILL	VACANT	ROSSOUW	TEUNISSEN	ZAKI
	WARDS	1	2	3	4	5	6	7	CW3	CW3
to the proposed project. Candice Assadzadeh, Senior Planner, presented the staff report. Mark Howe, Vice President, Finance and Administration, California Baptist University thanked staff for their work on this project. There were no comments from the audience. Following discussion the Planning Commission: 1) Recommended that the City Council: a.) The draft project Environmental Impact Report (Planning Case P15-0990) 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 proposed project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft Environmental Impact Report for transportation and traffic impacts related to local roadways and intersections and regional facilities; and 2) Approve Planning cases P15-0989 (General Plan Amendment), P17-0543 (Specific Plan Amendment), P15-0987 (Zoning Code Amendment), and P15-0990 (Environmental Impact Report), based on the findings in the staff report and subject to staff's revised recommended conditions, with an additional modification to condition 3: The maximum build-out of this California Baptist University Specific Plan (CBUSP) Amendment shall be limited to 12,000 students by 2025 **(Applicant and staff shall have the flexibility to collaborate on the composition of the 12,000 students.)**; 400,000 square feet of building area for academic, housing, and recreational purposes by 2025; and 805,000 square feet of parking structures, whichever comes first. Any exceedances will require a CBUSP Amendment.	Motion				X					
	Second					X				
	All Ayes	X	X	X				X	X	
Motion Carried.										
CONSENT CALENDAR The following items were approved by one motion affirming the actions appropriate to each item.	All Ayes Motion carried.	X	X	X	X	X		X	X	
The Minutes of the Planning Commission Meeting of November 29, 2018 were approved as presented.										
DISCUSSION CALENDAR										
Art Pick Council Chamber – Emergency Response Briefing										
Carl Carey, General Services Director, the security plan for the Art Pick Council Chamber. No formal action was taken by the Commission.										

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COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Mary Kopaskie-Brown, City Planner, reported on upcoming Planning Commission agendas. She stated that staff has not received any items for the December 27, 2018 meeting and asked if the commission would like to cancel that meeting. It was the Board's consensus to cancel the meeting of December 27.

Commissioner Teunissen inquired about the conditions of approval for the car wash on Madison Street. She noted that they were to have installed a right hand only turn sign and have not done so.

Jeff Hart, Engineering Manager, stated he would look into the matter.

ADJOURNMENT
The meeting was adjourned at 9:39 a.m. to the meeting of December 13, 2018 at 9:00 a.m. in the Art Pick Council Chamber.

The above actions were taken by the City Planning Commission on November 29, 2018. There is now a 10-day appeal period that ends on December 10, 2018. 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. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on December 10, 2018.