



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

VIRTUAL MEETING

THURSDAY, APRIL 16, 2020, 9:00 A.M.

PLANNING COMMISSIONERS

		KIRBY	ROBERTS	RUBIO	PARKER	MILL	ALLEN	VACANT	TEUNISSEN	VILALOBOS
	WARDS	1	2	3	4	5	6	7	CW3	CW1
Chair Kirby called the meeting to order at 9:00 a.m.										
Roll call was taken, all members present except Commissioner Allen.	Present	X	X	X	X	X			X	X
Staff Present: M. Kopaskie-Brown, P. Brenes, K. Smith, B. Norton, N. Mustafa, C. Scully, F. Andrade										
The Pledge of Allegiance was given to the flag.										
A motion was made to accept all of the documents, reports and PowerPoint presentations related to the April 16, 2020 meeting.	Motion Second All Ayes				X				X	
<u>PUBLIC HEARINGS</u>										
<u>PLANNING CASE P19-0819 – CONDITIONAL USE PERMIT – DAY CARE CENTER (ADULT) – 3610 PARK SIERRA DRIVE, WARD 6</u>										
Proposal by Edgar Arijanyan of 3610 PS, LLC to consider a Conditional Use Permit to permit a Day Care Center (Adult) to care for up to 180 individuals within an existing 9,056 square-foot commercial building. Brian Norton, Senior Planner, presented the staff report. He noted a correction to the staff report. Under compliance with applicable development standards all boxes should be checked consistent as the project meets or exceeds all development standards and is consistent with the Magnolia Avenue Specific Plan. He noted that staff did receive one letter in support of the project. The letter was distributed to the Planning Commission. Edgar Arijanyan, applicant, stated he was in agreement with the recommended conditions. The public hearing was closed. Following discussion the Planning Commission: 1) Determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), as the proposed project will not have a significant effect on the environment; and 2) Approve Planning Case P19-0819 (Conditional Use Permit), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.	Motion Second All Ayes				X				X	
Motion Carried: 7 ayes, 0 noes, 0 abstentions										
Commissioner Allen joined the virtual meeting.							X			



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WARDS	1	2	3	4	5	6	7	CW3	CW1
<p><u>PLANNING CASES P19-0553, P19-0554 and P19-0555 – GENERAL PLAN AMENDMENT, REZONING AND DESIGN REVIEW – 80 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT – 11227-11291 PIERCE STREET, 11266-11286 HUGHLEY DRIVE, AND 4936 AND 4920 HOLLYHOCK LANE, WARD 7</u></p> <p>Proposal by Zoe Kranneman on behalf of National Community Renaissance of California to consider the following entitlements for the development of an 80 unit multi-family residential development: 1) General Plan Amendment to amend the land use designation from O – Office and MDR – Medium Density Residential, to O – Office and HDR – High Density Residential; 2) Zoning Code Amendment to rezone the project site from O – Office and R-1-7000 – Single Family Residential, to O – Office and R-3-1500 – Multi-Family Residential, and; 3) Design Review of project plans. Brian Norton, Senior Planner, presented the staff report. He noted a correction to page 2, relating to unit mix. The project will include 40 one-bedroom units, 20 two-bedroom units and 20 three-bedroom units. The unit count remains the same, and is consistent with all development standards. He added that fifty letters in support and one in opposition were received. These letters have been distributed to the Planning Commission. Zoe Kranneman, applicant, stated she was in agreement with the recommended conditions. The public hearing was closed. Planning Commissioner Villalobos inquired about the tubular fence and a fence compatible with the proposed architectural style of the buildings. He also inquired about the bike racks. The applicant stated they would consider the suggestion and work with staff. Mr. Norton noted that they would work with the applicant to provide adequate bike parking as well. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the project will not have a significant effect on the environment based on the findings set forth in the case record, and 2) Approve Planning Cases P19-0553 (General Plan Amendment), P19-0554 (Rezone), P19-0555 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.</p> <p>Motion Carried: 8 ayes, 0 noes, 0 abstentions</p> <p><u>CONSENT CALENDAR</u></p> <p>The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>The Minutes of the Planning Commission Meeting of April 2, 2020 were approved as presented.</p>									
Motion Second All Ayes		X						X	
All Ayes	X	X	X	X	X	X		X	X



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	K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	A L L E N	V A C A N T	T E U N I S S E N	V I L L A L O B O S
WARDS	1	2	3	4	5	6	7	C W 3	C W 1
<p>Planning Commission Attendance - That the Planning Commission excused the absence of Commissioner Allen from the meeting of the April 2, 2020 due to the need to work with staff on new technology.</p> <p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, reported on the upcoming items for the April 30, 2020 meeting.</p> <p>Commissioner Villalobos asked that an item regarding a Planning Commission social media platform be agendized for discussion.</p> <p><u>ADJOURNMENT</u> The meeting was adjourned at 9:50 a.m. to the meeting of April 30, 2020 at 9:00 a.m. in the Art Pick Council Chamber.</p>									

The above actions were taken by the City Planning Commission on April 16, 2020. There is now a 10-day appeal period that ends on April 27, 2020. 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 April 27, 2020.

1. Planning Case P19-0819 (CUP) – Final at Planning Commission
2. Planning Cases P19-0553 (GPA), P19-0554 (RZ) and P19-0555 (DR) – City Council public hearing required for final approval.