



*City of Arts & Innovation*

**PLANNING COMMISSION**  
**DRAFT MINUTES**

THURSDAY, JULY 22, 2021, 9:00 A.M.  
VIRTUAL MEETING  
PUBLIC COMMENT VIA TELEPHONE  
3900 MAIN STREET

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**COMMISSIONERS**

PRESENT: L. Allen, R. Kirby, J. Parker, T. Ridgway, J. Rush, R. Singh, J. Teunissen and A. Villalobos

ABSENT: C. Roberts (vac)

STAFF: M. Kopaskie-Brown, P. Brenes, A. Beaumon, N. Mustafa, C. Scully, F. Andrade

Chair Kirby called the meeting to order at 9:00 a.m.

**ORAL COMMUNICATIONS FROM THE AUDIENCE**

An Ecomment was received and distributed to the Commission.

Kevin Pope oppose the rezoning of his family's property at 3315 Van Buren Boulevard.

**CONSENT CALENDAR**

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

**MINUTES**

The minutes of the meetings of July 8, 2021, were approved as presented.

**PLANNING COMMISSION ATTENDANCE**

The Commission excused the July 8<sup>th</sup> absence of Commissioner Rush due to business.

Motion made by Commissioner Teunissen and Seconded by Commissioner Ridgway to approve the consent calendar.

Motion Carried: 8 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Allen, Kirby, Parker, Ridgway, Rush, Singh, Teunissen, Villalobos

NOES: None

ABSENT: Roberts

ABSTENTION: None



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### PUBLIC HEARINGS

PLANNING CASE PR-2021-000770 – CONDITIONAL USE PERMIT, DESIGN REVIEW, VARIANCE AND GRADING EXCEPTION – ORANGECREST COMMUNITY CHURCH – 5695 GLENHAVEN AVENUE, WARD 3 (Continued from July 8, 2021)

Proposal by Jon McWhorter of Orangecrest Community Church to consider the following entitlements for a phased church campus: 1) Conditional Use Permit to permit the development of a worship building, children's ministry building, youth ministry building, administrative building, nursery building, and a surface parking lot; 2) Design review of project plans; and 3) Grading Exception to allow the height of a retaining wall visible from the public right-of-way (Alessandro Boulevard) to be up to 5 feet, where the Grading Code allows a maximum height of 3 feet. Danielle Harper-Scott, Assistant Planner presented the staff report. Jon McWhorter, pastor and Josh DeLaRosa, Senior Pastor, stated they were in agreement with the recommended conditions of approval. Public Comment. Eric LaNier, Christina and Linda Dilday spoke in support of the proposal. The public hearing was closed. Following discussion it was moved by Commissioner Teunissen and seconded by Commissioner Allen to: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and 2) Approve Planning Case PR-2021-000770 (CUP/DR/GE), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

Motion Carried: 8 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Allen, Kirby, Parker, Ridgway, Rush, Singh, Teunissen, Villalobos

NOES: None

ABSENT: Roberts

ABSTENTION: None



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## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, JULY 22, 2021, 9:00 A.M.  
VIRTUAL MEETING  
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PLANNING CASES P20-0018, P20-0019, P20-0020 AND P20-0021 – TRACT MAP 37731, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, DESIGN REVIEW AND VARIANCE – – SOUTH SIDE OF LURIN AVENUE, WEST OF COLE AVENUE, WARD 4

Proposal by Nolan Leggio of Lurin Land, LLC, to consider the following entitlements to facilitate the establishment of a Planned Residential Development: 1) Tentative Tract Map (TM 37731) to subdivide 32.54 acres into 138 single-family residential lots and lettered lots for private streets and common open space; 2) Planned Residential Development Permit for the establishment of detached single-family residences, private streets and common open space; 3) Design Review of project plans for the site design and building elevations; and 4) Variance to allow 6 foot high walls within a reduced perimeter setback. Veronica Hernandez, Senior Planner, presented the staff report. Nolan Leggio stated that they were in agreement with the recommended conditions of approval. There was no public comment. The public hearing was closed. Following discussion it was moved by Commissioner Teunissen and seconded by Commissioner Parker to: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and 2) Approve Planning Cases P20-0018 (TM), P20-0019 (PRD), P20-0020 (DR) and P20-0021 (VR), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

Motion Carried: 8 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Allen, Kirby, Parker, Ridgway, Rush, Singh, Teunissen, Villalobos

NOES: None

ABSENT: Roberts

ABSTENTION: None



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PLANNING CASE PR-2020-000733 – TRACT MAP 37733, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, VARIANCE AND DESIGN REVIEW – 18875 LURIN AVENUE, WARD 4 Proposal by Nolan Leggio of Lurin Land, LLC to consider the following entitlements to facilitate the establishment of a Planned Residential Development: 1) Tentative Tract Map (TM-37733) to subdivide 10.06 acres into 41 single-family residential lots and lettered lots for private streets, common open space, slopes, and a detention basin; 2) Planned Residential Development Permit for the establishment of detached single-family residences, private streets and common open space; 3) Design Review of project plans; and 4) Variance to allow 6 foot high walls within a reduced perimeter project setback along Lurin Avenue, where the Zoning Code requires 25 feet. Judy Egüez, Associate Planner, presented the staff report. Nolan Leggio stated they were in agreement with the recommended conditions of approval. There were no public comments. The public hearing was closed. Following discussion it was moved by Chair Kirby and seconded by Commissioner Teunissen to: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines 2) Approve Planning Case PR-2020-000733 (TM, PRD, DR, VR), based on the findings outlined in the staff report and subject to the recommended conditions. Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

Motion Carried: 8 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Allen, Kirby, Parker, Ridgway, Rush, Singh, Teunissen, Villalobos

NOES: None

ABSENT: Roberts

ABSTENTION: None

### COMMUNICATIONS

#### ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Ms. Kopaskie-Brown updated the Commission on upcoming items. She noted that everyone should have received a copy of the Housing Element and Draft Environmental Impact Report. This will be coming to the Commission on August 5, 2021. She informed the Commission that the AC Marriott appeal is tentatively scheduled for August 17, 2021 City Council agenda.



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### ADJOURNMENT

The meeting was adjourned at 10:30 a.m. to the meeting of August 5, 2021 at 9:00 a.m.

The above actions were taken by the City Planning Commission on July 22, 2021. There is now a 10-day appeal period that ends on August 2, 2021. 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 August 5, 2021.