

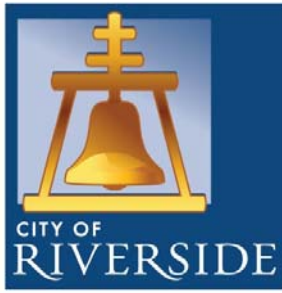
City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, JULY 9, 2014, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

		M A N N I N G	S T O S E L	T A V A G L I O N E	P A R K E R	R I G G L E	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
Chair Riggle called the meeting to order at 9:00 a.m. with all members present except commissioners Parker and 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>										
Chair Riggle announced that there were requests for continuances for items 3 and 6 and that the Commission would take these items out of order to address the requests.										
Chair Riggle recused himself from this item due to a financial conflict, Chair Pro Tem Tavaglione presided.										
<u>PLANNING CASES P14-0805 AND P15-0004 – CONTINUED TO JULY 23, 2015</u>										
Chair Pro Tem Tavaglione asked if there was anyone who would like to speak to the continuance of the project. No one came forward to speak. A motion was made to continue Planning Cases P14-0805 and P15-0004 to the meeting of July 23, 2015 as requested by the applicant.	Motion Second ALL AYES								M	S
Chair Riggle returned to the dais.										
<u>PLANNING CASES P15-0137, P15-0138 & P15-0139 – CONTINUED TO AUGUST 6, 2015</u>						X				
Chair Riggle asked if there was anyone who would like to speak to the continuance of the project. No one came forward to speak. A motion was made to continue Planning Cases P15-0137, P15-0138 and P15-0139 to the meeting of August 6, 2015 as requested by the applicant.	Motion Second All Ayes						S			M
<u>PLANNING CASE P15-0337 – CONTINUED TO AUGUST 6, 2015</u>										
Proposal by Larry Slusser on behalf of the Legacy Group to consider a Conditional Use Permit to establish a temporary charter school ("River Springs Charter School") for kindergarten through 8 th grade students. Candice Assadzadeh, Assistant Planner, presented the staff report. Larry Slusser, representing the applicant, stated they were in agreement with staff's recommended conditions. He informed the Commission that they will be ready to submit plans for the former YMCA site by the end of										



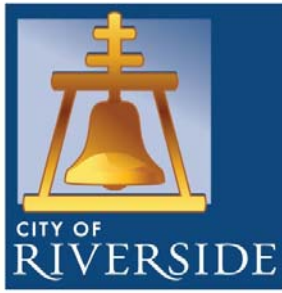
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>this month. They expect to complete the work at the YMCA, the latest, December 2016 at which time the students at 5320 Victoria Avenue will be transferred to the permanent school site. Comments from the audience: Nishaat Ismailjee, resident behind the church, voiced her concerns regarding traffic, noise and safety, due to the existing church and schools in the neighborhood and the potential of a new school at the church site. Pam Buchan, resident, spoke regarding traffic impacts to the neighborhood. Seth Lorda, Mt. Rubidoux Executive Pastor, stated he has been working with River Springs Charter School and spoke regarding the benefits of having the River Springs Charter School at this location. Following discussion the Planning Commission recommended a continuance of Planning Case P15-0337 to the meeting of August 6, 2015. The Commission requested that the applicant meet with the residents so that they can hear the neighborhood's concerns and hopefully come to a resolution. It was also requested that a formal agreement with Temple Beth El for egress, be provided at the next meeting.</p>	Motion Second All Ayes	S						M		
<p><u>PLANNING CASES P15-0068, P15-0175, P15-0176, P15-0399 & P15-0400</u> – Conditional Use Permit, Design Review and Variance at 3695 Central Avenue</p> <p>Proposal by Geoff Ingles of Galardi Group to consider a Conditional Use Permit, Design Review, and Variances related to the demolition of an existing drive-thru restaurant ("Wienerschnitzel") and the construction of a new drive-thru restaurant. Gayat Adame, Assistant Planner, presented the staff report. She called attention to the revised conditions distributed this morning. Mitch Adkison, Adkan Engineers, representing the applicant stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council:</p> <p>1) Determine that the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development); 2) Approve Planning Cases P15-0068, P15-0175, P15-0176, P15-0399 and P15-0400 based on the findings outlined in the staff report and subject to the revised recommended conditions.</p>	Motion Second Ayes	S							M	
<p>Planning Cases P15-0265 & P15-0403 – revised Conditional Use Permit and Design Review -- 8172 Magnolia Avenue</p> <p>Proposal by Luke Robinson of Family Service Association to consider a revised Conditional Use Permit and Design Review to add two modular structures and increase the number of children from 144 to 200 at an existing daycare center ("YWCA"). Gayat Adame, Assistant Planner,</p>										



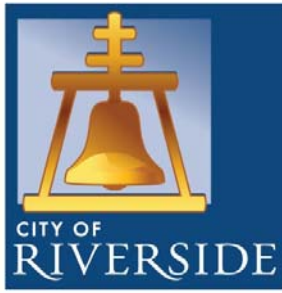
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	1	2	3	4	5	6	7	C W 3	C W 3
presented the staff report. She called attention to the revised conditions distributed to the Commission. Luke Robinson, Family Service Association, addressed the Commission in favor of their revised Conditional Use Permit. Dom Betro, Family Service Association, asked the Commission to remove condition 4 and allow the structures to remain permanently. He stated that the modular structures are screened from the street. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council:									
1) Determine that the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development); 2) Approve Planning Cases P15-0265 and P15-0403 based on the findings outlined in the staff report and subject to the revised recommended conditions. The Commission did not agree with the applicant's request to remove condition 4. Commissioner Kain cited inefficiency of the building layout, aesthetic and overall sustainability issues with the modular structures. Over time the site could be a center of excellence and have permanent buildings that use the site efficiently. Mr. Betro referenced condition 4 and suggested extending the time from 5 years to 10 to coincide with the State's program. The motion was not amended.	M		X		X	X	S	X	X
Motion									
Second									
Ayes									
Noes									
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>									
BRIEF REPORT ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS									
Jay Eastman, Interim City Planner, reported on the recent City Council actions. He announced that the City Council approved a budget which included additional staffing for the Planning Division.									
Commissioner Zaki requested an update on the Northside Moratorium.									
Mr. Eastman reported that the item is scheduled for the July 14, 2015 City Council meeting.									
ITEMS FOR FUTURE AGENDAS									
Mr. Eastman gave the Commission an update on future cases that staff will be bringing forth at the next meeting.									
<u>MINUTES</u>									
The Minutes of the Planning Commission Meeting of June 18, 2015 were approved as presented.	All Ayes								



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	1	2	3	4	5	6	7	C W 3	C W 3
ADJOURNMENT The meeting was adjourned at 10:31 a.m. to the meeting of August 6, 2015 at 9:00 a.m. in the Art Pick Council Chamber.									