

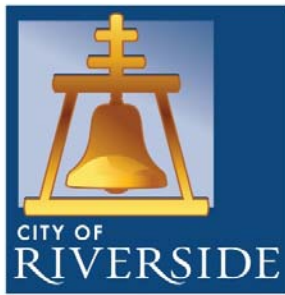
CITY PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 1, 2016, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

PLANNING COMMISSIONERS

| | | K I R B Y | 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 | X |
| Chair Pro Tem Rossouw called the meeting to order at 9:00 a.m. with all members present except Commissioner Parker. | | | | | | | | | | |
| 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> | | | | | | | | | | |
| <u>PLANNING CASES P16-0422 (CUP), P16-0660 (PCRN) and P16-0693 (VR)</u> – Conditional Use Permit for the off-sale of beer and wine – 2650 Main Street | | | | | | | | | | |
| Proposal by Juan Murillo, representing Los Novillos Market to consider: 1) Conditional Use Permit for the off sale of beer and wine; 2) a Public Convenience or Necessity for an over concentration of off-sale licenses in Tract 301.03; and 3) a Variance for the off-sale of alcoholic beverages within 100 feet of a residence as required by the Zoning Code. Gaby Adame, Assistant Planner, presented the staff report. She stated a letter in opposition was received and was included as part of the staff report. Alberto Murillo stated they were in agreement with the recommended conditions. Carlos Longorio, business partner, spoke in support of their application. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, as the project constitutes an existing facility; and 2) Approve Planning Cases P116-0422, P16,0660, and P16-0696 based on the findings in the staff report and subject to the recommended conditions. | Motion Second Ayes Abstention | X | X | X | | X | | X | | X |
| <u>PLANNING CASE P16-0615</u> – Conditional Use Permit – 2622 Third Street | | | | | | | | | | |
| Proposal by Kevin Aylesworth of All Access Equipment Rentals to consider a Conditional Use Permit to permit the establishment of a large equipment rental facility. Matthew Taylor, Assistant Planner, presented the staff report. Kevin Aylesworth, 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: 1) Determine that the proposal is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Existing Facilities) and Section 15303 | Motion Second All Ayes | X | | | | X | | | | |



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|--|----------|-----------------------|----------------------------|--|----------------------------|----------------------------|---|---------------------------------|------------------|------------------|
| | WARDS | 1 | 2 | 3 | 4 | 5 | 6 | 7 | C W 3 | C W 3 |
| <p>(New Construction or Conversion of Small Structures) of the CEQA Guidelines; 2) Approve Planning Case P16-0615 based on the findings outlined in the staff report and subject to the recommended conditions; with modification to conditions: Condition 7: Prior to operation of the business, the applicant shall submit plans to the Planning Division showing that vehicular gates screening the equipment storage yard shall be tubular steel type with mesh screening. Added condition: In the event that the faux vine screening or live landscape screening become unkempt, the Planning Division, may at its discretion require that a 6-foot high masonry screen wall be constructed to replace the chain link fence. Advisory condition: On-going during business operations, truck traffic generated by the business shall, to the extent possible, avoid Mission Inn Avenue, University Avenue and Lime Street in Downtown.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, distributed a comment letter in opposition which was received late for item 2, P16-0422, P16-0660 and P16-0693. The comment letter had been sent to the Councilmember.</p> <p>Mr. White distributed a map of the proposed Packing House Innovation District. Staff has submitted a grant application for this project and should receive a response by February, 2017.</p> <p>Patricia Brenes, Principal Planner, followed up on a request by the Commission to receive additional information regarding the vacant land and warehouse vacancies citywide and within the Sycamore Canyon Specific Plan. She distributed the information to the Commission for their information.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of November 17, 2016 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>The meeting was adjourned at 10:00 a.m. to the meeting of December 15, 2016 at 9:00 a.m. in the Art Pick Council Chamber.</p> | | | | | | | | | | |
| | All Ayes | X | X | X | | X | X | X | X | X |

Minutes approved as presented at the December 15, 2016 meeting.

The above actions were taken by the City Planning Commission on December 1, 2016. There is now a 10-day appeal period that ends on December 12, 2016. 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. Also, during this time, the Mayor or any member of the City Council can refer the case for review on the Council's discussion calendar. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on December 12, 2016.