



City of Arts & Innovation

CITY PLANNING COMMISSION MINUTES

THURSDAY, DECEMBER 15, 2016, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

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	X
Chair Parker called the meeting to order at 9:00 a.m. with all members present.										
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 P16-0510, P16-0511 and P16-0512</u> – Conditional Use Permit, Design Review and Variance to permit an automated carwash at 3345 Madison Street Proposal by Abe Harb, on behalf of Harkin Inc., to consider: 1) Conditional Use Permit to permit a 3,688 square foot automated carwash building and 2,193 square foot canopy structure on 0.5 acres; 2) Design Review of a plot plan and building elevations for the construction of the automated carwash facility; 3) Variances to allow reduced side yard building setbacks and a reduced front yard setback for an accessory structure. Sean Kelleher, Associate Planner, presented the staff report. Tom Hunt, stated they were in agreement with the recommended conditions. Comments from the audience: Tom Pruitt, 76 Gas Station, spoke in opposition and expressed his concerns regarding the number of car washes being allowed within a one mile radius along Indiana Avenue. He also stated this will be the 5 th driveway along 200' of curb, along Madison Street and did not feel this project would work at the proposed site. Following discussion the Planning Commission: 1) Determined that Planning Cases P16-0510, P16-0511 and P16-0512 will not have a significant effect on the environment based on the findings set forth in the case record and the project is exempt subject to Section 15332 (Infill Development) of the California Environmental Quality Act (CEQA) Guidelines. 2) Approve Planning Cases P16-0510, P16-0511 and P16-0512 based on the findings in the staff report and subject to the recommended conditions. Chair Parker stated there would be a 10-day appeal period	Motion Second								X	X
A Substitute motion was made to allow the property owner to discuss with the adjacent property owner the opportunity to share a driveway. The motion failed due to lack of a second. The Commission considered the original motion.	Substitute Motion					X				



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Original motion as stated by Commissioner Zaki and Second by Commissioner Kain.	Motion Second Ayes No	X	X	X	X	X	X	X	X	X
Commissioner Teunissen recused herself from the following case and left the dais.										
<u>PLANNING CASES P15-0958, P15-0959 and P15-1105 (PM-37034): – Conditional Use Permit, Design Review and Parcel Map – 6458 Van Buren Boulevard</u> Proposal by Lisa Kolieb of Akerman LLP to construct a commercial center consisting of an express carwash and two multi-tenant commercial buildings totaling 16,607 square feet. Gaby Adame, Assistant Planner, presented the staff report. Lisa Kolieb, applicant, addressed the Commission. Public Comments: Judy Teunissen, Teunissen Car & RV Wash, commented on the fact that there are already four existing car washes within a mile and half of this project. There are also 11 existing stop lights and the proposed project will add one more stop light within a mile and a half stretch of Van Buren Boulevard. She also commented on the need for mitigation of noise for not only the 32 stalls of vacuums but the other noise associated with these stalls such as radios. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes in-fill development; 2) Approve Planning Cases (P15-0958, P15-0959 and P15-1105 based on the findings outlined in the staff report and subject to the recommended conditions.	Motion Second Ayes Noes	X	X	X	X	X	X	X	X	X
Commissioner Teunissen returned to the dais at this time.							X			
RECESS The Planning Commission took a five minute recess.										
Chair Parker announced a conflict of interest and left the dais. Chair Pro Tem Rossouw presided.										
Chair Pro Tem Rossouw gave a brief overview of the Planning Commission hearing process.										



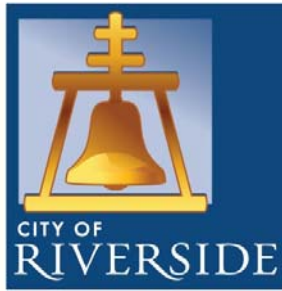
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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p><u>PLANNING CASES P16-0101, P16-0102, P14-1082, P16-0103, P14-1081 and P14-1072</u> – General Plan Amendment/Specific Plan Amendment, Tentative Parcel Map No. 36879), Minor Conditional Use Permit, Variance/Grading Exceptions, Design Review and Environmental Impact Report – West side of Lance Drive between Dan Kipper Drive and Sierra Ridge Drive</p> <p>Proposal by Hillwood Enterprises, L.P. and The Magnon Company to consider an Environmental Impact Report for the construction of two industrial warehouse buildings to operate as a distribution center. Patricia Brenes, Principal Planner, presented the staff report. Cheryl DeGano, Principal Environmental Analyst with Webb & Associates, explained the CEQA process for this case to-date. Ms. Brenes stated that seven additional letters were received commenting on the responses to comments. Staff will review the letters and provide additional clarification, if needed, as part of the Final EIR. Staff is recommending an additional condition: To Require gates be provided along the access lane on the north side of the project to be accessible to emergency vehicles only and not to trucks and other vehicles that may enter the site. Comments from the audience: Alec Gerry, Teresa Denham, Maureen Clemens, David Cocker, Gurumantra Khalsa, Josh Bourgeois, Roberto Passoni, Erin Snyder, Doug Ethell, Jon Cheung, and Rick Wade spoke in opposition to the proposed project and addressed issues regarding, noise, traffic, and health risks associated with this project. Following discussion the Planning Commission recommended that the City Council: 1) Find: a. the draft project EIR 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 project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for Air Quality standards as to cumulative and project-specific impacts during operations; project specific noise impacts during construction and operation; project specific and cumulative traffic impacts to the I-215 freeway on ramps Levels of Service (LOS). 2) Approve Planning Cases P14-1081, P14-1082, P16-0101, P16-0102 and P16-0103 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions and mitigation measures with the addition of staff's recommended condition: To Require gates be provided along the access lane on the north side of the project to be accessible to emergency vehicles only and not to trucks and other vehicles that may enter the site.</p> <p>Chair Parker returned to the dais.</p>										
Motion										X
Second										
Ayes			X	X		X	X	X		
No		X							X	X
					X					



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<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, City Planner, stated there were no items to report.										
<u>MINUTES</u>										
The Minutes of the Planning Commission Meeting of December 1, 2016 were approved as presented.		X	X	X	X	X	X	X	X	X
<u>ADJOURNMENT</u>										
The meeting was adjourned at 12:00 pm to the meeting of January 12, 2017 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on December 15, 2016. There is now a 10-day appeal period that ends on December 27, 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 27, 2016.

Minutes approved as presented at the January 12, 2017 meeting.