



City of Arts & Innovation

## CITY PLANNING COMMISSION MINUTES

THURSDAY, JULY 27, 2017, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### PLANNING COMMISSIONERS

|   |                    | K<br>I<br>R<br>B<br>Y | S<br>T<br>O<br>S<br>E<br>L | R<br>U<br>B<br>I<br>O | P<br>A<br>R<br>K<br>E<br>R | M<br>I<br>L<br>L | T<br>E<br>U<br>N<br>I<br>S<br>S<br>E<br>N | R<br>O<br>S<br>S<br>O<br>U<br>W | K<br>A<br>I<br>N | Z<br>A<br>K<br>I |
|---|--------------------|-----------------------|----------------------------|-----------------------|----------------------------|------------------|---|---------------------------------|------------------|------------------|
|   | WARDS              | 1                     | 2                          | 3                     | 4                          | 5                | 6   | 7                               | C<br>W<br>3      | C<br>W<br>3      |
| Roll Call:  | Present            | X                     | X                          | X                     | X                          | X                |   | X                               | X                | X                |
| Chair Parker called the meeting to order at 9:00 a.m. with all members present except commissioner Teunissen.   |                    |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| The Pledge of Allegiance was given to the flag.   |                    |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| PLANNING/ZONING MATTERS FROM THE AUDIENCE<br>There were no oral comments at this time.  |                    |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| <b><u>PUBLIC HEARINGS</u></b>   |                    |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| Planning Cases P17-0216 and P17-0539– <i>TRACT MAP 31859 AND PLANNED RESIDENTIAL DEVELOPMENT – WARD 4 - CONTINUED TO AUGUST 10, 2017</i>  | Motion             |                       |                            |                       |                            | X                |   |                                 |                  |                  |
| The applicant has requested continuance to the meeting of August 10, 2017. The Planning Commission continued Planning Cases P17-0216 and P17-0539 to the meeting of August 10, 2017.  | Second<br>All Ayes | X                     | X                          | X                     | X                          |                  |   | X                               | X                | X                |
| <b><u>PLANNING CASES P16-0612, P16-0613 and P16-06414 – REZONING, DESIGN REVIEW AND VARIANCE FOR MULTI-TENANT COMMERCIAL BUILDING – 10920 MAGNOLIA AVENUE - WARD 6</u></b>  |                    |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| Proposal by David Gilmore on behalf of Grae La Sierra, Inc. to construct a multi-tenant commercial building on two contiguous parcels. Entitlements for consideration 1) Zoning Code Amendment to rezone 1.0 acre of a larger 1.37 acre site from R-1-700-SP – Single-Family Residential – Specific Plan (Magnolia Avenue) Overlay Zones to R-X-10-SP- Commercial Retail – Building Setback (10 feet – Magnolia Avenue) – Specific Plan (Magnolia Avenue) Overlay Zones; 2) Design Review of project plans; and 3) Variance to allow for on-sale of alcohol within 600 feet of a hospital. Sean Kelleher, Associate Planner, presented the staff report. David Gilmore, Grae La Sierra, Inc., stated they were in agreement with staff's recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed case will not have a significant effect on the environment based on the findings set forth in the case record; Adopt a Mitigated Negative Declaration; and Adopt an associated Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and 2) Approve Planning Cases P16-0612 (Variance), P16-0613 (Design Review), and P16-0614 (Rezone) based on the staff report and subject to the recommended conditions. | Motion             |                       |                            |                       |                            |                  |   | X                               |                  |                  |
|   | Second<br>All Ayes | X                     | X                          | X                     | X                          | X                |   |                                 | X                | X                |



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|---|--------------------------|-----------------------|----------------------------|-----------------------|----------------------------|------------------|---|---------------------------------|------------------|------------------|
|   | WARDS                    | 1                     | 2                          | 3                     | 4                          | 5                | 6   | 7                               | C<br>W<br>3      | C<br>W<br>3      |
| <p><b><u>PLANNING CASE P17-0452 – REVISED CONDITIONAL USE PERMIT – 3870 MAIN STREET - WARD 1</u></b><br/>           Proposal by Rob Dodman, of Ratkovich Properties to consider an amendment to a previously approved Conditional Use Permit (P16-0727) for a mixed-use development to: 1) Permit a floor area ratio (FAR) higher than 3.0 for the addition of 1,402 square feet of commercial area; and 2) Reclassify 2,190 square feet of commercial space previously proposed for a future restaurant use to office space. Matthew Taylor, Associate Planner, presented the staff report. Rob Dodman, Ratkovich Properties, stated they were in agreement with staff's recommended conditions. There were no comments from the audience. 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; and 2) Approved Planning Case P17-0452 (Amendment to Conditional Use Permit P16-0727), based on the findings outlined in the staff report and subject to the recommended conditions.</p> |                          |                       |                            |                       |                            |                  |   |                                 |                  |                  |
|   | Motion<br>Second<br>Ayes | X                     | X                          | X                     | X                          | X                |   | X                               | X                | X                |
| <b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>   |                          |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| <b>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM THE DEPUTY DIRECTOR</b>   |                          |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| Ted White, Deputy Director, reported on the recent City Council actions and upcoming projects.  |                          |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| <b>PLANNING COMMISSION QUARTERLY ATTENDANCE REPORT, 2017</b>  |                          |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| The Planning Commission approved the 2017, second quarter attendance report.  | All Ayes                 | X                     | X                          | X                     | X                          | X                |   | X                               | X                | X                |
| <b>CODE OF ETHICS AND CONDUCT – REVIEW AD SUBMIT RECOMMENDATIONS TO THE BOARD OF ETHICS</b>   |                          |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| Following discussion the Commission motioned to recommend that the Ethics Committee establish a vetting process to validate complaints to determine whether to proceed with a hearing.  | Ayes<br>Abstention       | X                     | X                          | X                     | X                          | X                |   | X                               | X                | X                |
| <b><u>MINUTES</u></b>   |                          |                       |                            |                       |                            |                  |   |                                 |                  |                  |
| The Minutes of the Planning Commission Meeting of June 29, 2017 were approved as presented.   | All Ayes                 | X                     | X                          | X                     | X                          | X                |   | X                               | X                | X                |



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|--|-----------------------|----------------------------|-----------------------|----------------------------|------------------|---|---------------------------------|------------------|------------------|
| WARDS  | 1                     | 2                          | 3                     | 4                          | 5                | 6   | 7                               | C<br>W<br>3      | C<br>W<br>3      |
| <b><u>ADJOURNMENT</u></b><br>The meeting was adjourned at 10:17 a.m. to the meeting of August 10, 2017 at 9:00 a.m. in the Art Pick Council Chamber. |                       |                            |                       |                            |                  |   |                                 |                  |                  |

The above actions were taken by the City Planning Commission on July 27, 2017. There is now a 10-day appeal period that ends on August 7, 2017. 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 August 7, 2017.