



City of Arts & Innovation

## CITY PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 7, 2017, 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	R U B I O	P A R K E R	M I L L	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 Parker called the meeting to order at 9:00 a.m. with all members present except commissioners Teunissen and Zaki.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
<b><u>PUBLIC HEARINGS</u></b>										
Commissioner Teunissen arrived at this time.							X			
<u>PLANNING CASES P16-0082 and P16-0083 – Conditional Use Permit and Design Review – 1340 and 1360 Blaine Street (Ward 1)</u> Proposal by Fred Cohen of CJC Design, Inc. to consider: 1) Conditional Use Permit to permit an automated car wash on the ground level of a proposed two-story building, and demolition of a drive-thru fast food restaurant to permit the construction of a fueling canopy with six fuel dispensers for the expansion of an existing service station; and 2) Design Review of project plans. Candice Assadzadeh, Associate Planner, presented the staff report. Fred Cohen, CJC Design, Inc, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects); and 2) Approved Planning Cases P16-0082 (Conditional Use Permit) and P16-0083 (Design Review) based on the findings in the staff report and subject to the recommended conditions.	Motion Second All Ayes	X	X	X	X	X	X	X		
<u>PLANNING CASE P16-0648 – Conditional Use Permit - 4192 Park Avenue, Ward 2</u> Proposal by Omar Marroquin of OJM Architectural Design to consider a Conditional Use Permit to convert an existing church dining hall into a residential caretaker unit. Judy Egüez, Associate Planner, presented the staff report. Ken Huynh stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission: 1) Determined that proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15301	Motion Second All Ayes	X	X	X	X	X	X	X	X	



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	1	2	3	4	5	6	7	C W 3	C W 3
(Existing Facilities); and 2) Approved Planning Case P16-0648 (Conditional Use Permit) based on the findings outlined in the staff report and subject to the recommended conditions.									
<u>PLANNING CASES P16-0497, P14-0294, P14-0297 and P14-0295 – General Plan Amendment, Specific Plan, Rezoning and EIR – North of Eucalyptus Avenue, West of Day Street, East of Valley Springs Parkway, and South of Corporate Centre Place – Ward 2</u>									
Proposal by Paula Purcell, on behalf of TDA Investment Group, to consider a phased development on 50.85 acres with a Healthcare Campus consisting of: 1) a 280-bed, 5-story hospital with penthouse; 2) five, 2 to 4-story medical office buildings; 3) a 234-unit, 3-story senior housing facility; 4) a 290-bed, 3-story independent living/memory care, assisted living, and skilled nursing facility; and 5) two 4-level parking structures. Entitlements for this project include: 1) a General Plan Amendment to amend the land use of the project site from C-Commercial to CSHCSP - Canyon Springs Healthcare Campus Specific Plan; 2) a proposed Canyon Springs Healthcare Campus Specific Plan; 3) a Specific Plan Amendment to remove the Project Site from the Canyon Springs Business Park Specific Plan; and 4) a Zoning Code Amendment to rezone the property from CR-SP - Commercial Retail - Specific Plan (Canyon Springs Business Park) Overlay Zones and the O-SP - Office - Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP - Canyon Springs Healthcare Campus Specific Plan; and 5) Environmental Impact Report related to the project. Sean Kelleher, Associate Planner, presented the staff report. He stated that letters were received and distributed to the Planning Commission this morning. Paula Purcell stated they were in agreement with the recommended conditions. She provided a short presentation of their project to the Commission. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council Find: 1) the draft project Environmental Impact Report (P14-0295) has been completed in compliance with the California Environmental Quality Act (CEQA); 2) The project will have a significant effect on the environment; but 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, and project specific and cumulative traffic impacts to the I-215 freeway Level of Service (LOS); and 2) Approve Planning Cases P16-0497(GPA), P14-0294 (SP and SPA), and P14-0297 (RZ), based on the findings outlined in the staff									
Motion Second All Ayes	X	X	X	X	X	X	X	X	



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report and subject to the recommended conditions and mitigation measures.										
<b><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></b>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Ted White, Deputy Director, reported on the recent City Council actions.										
<b><u>MINUTES</u></b>										
The Minutes of the Planning Commission Meeting of August 24, 2017 were approved as presented.	All Ayes	X	X	X	X	X	X	X	X	
<b><u>ADJOURNMENT</u></b>										
The meeting was adjourned at 10:45 a.m. to the meeting of September 14, 2017 at 6:00 p.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on September 7, 2017. There is now a 10-day appeal period that ends on September 18, 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 September 18, 2017.