

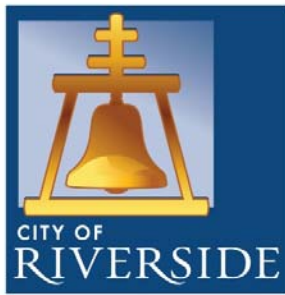
CITY PLANNING COMMISSION MINUTES

THURSDAY, JANUARY 11, 2018, 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	R U B I O	P A R K E R	M I L L	V A C A N T	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 commissioner 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>										
<u>PLANNING CASES P17-0228, P17-0097, P17-0098 and P17-0099</u> – Rezoning, Design Review and Variances – 6289 Palm Avenue, Ward 3 Proposal by Kingsfield Development Corporation, to consider the following entitlements: 1) a Zoning Code Amendment to rezone the project site from R-1-7000 – Single Family Residential Zone to R-1-7000-CS – Single Family Residential and Commercial Storage Overlay Zone; 2) a Design Review of project plans; 3) a Variance to allow a lot coverage greater than required by Code; and 4) Variance to allow buildings up to two stories and a building height higher than required by Code. Sean Kelleher, Associate Planner, presented the staff report. Staff has received 8 comment letters, which have been distributed to the Commission, and several phone calls expressing the following concerns: project located within residential neighborhood, located near Palm Heights Subdivision Historic District, crime, traffic congestion, restricting access to Gardena Drive and Arch Way, impacts to utilities and easements, additional noise, incompatible building architecture, lighting, signage on Gardena Drive and Arch Way. Although staff remains sensitive to these concerns, these concerns have been adequately addressed. David Peery, applicant Kingsfield Development, stated they were in agreement with all conditions. Comments from the audience: Jeffrey Lee, Sam Rustin, Janice Petersen, Annie, Frederick Partida, spoke regarding the 10' wall behind their homes, project location next to Historic District, incompatible use adjacent to residential, traffic impacts, lack of sidewalks in area, pedestrian safety, crime, utility easements, homeless. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project 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 the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and; 2) Approve Planning Cases P17-0028, P17-0097,	Motion Second Ayes Noes	X		X	X	X		X	X	X



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
P17-0098 and P17-0099 based on the findings outlined in the staff report and subject to the recommended conditions.										
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM PRINCIPAL PLANNER. Patricia Brenes, Principal Planner, reported on the recent City Council actions and future Planning Commission agendas.										
Commissioner Zaki announced he would not be at the next meeting, January 25, 2018.										
<u>MINUTES</u> The Minutes of the Planning Commission Meeting of December 14, 2017 were approved as presented.	All Ayes	X		X	X	X		X	X	X
<u>ADJOURNMENT</u> The meeting was adjourned at 10:20 a.m. to the meeting of January 25, 2018 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on January 11, 2018. There is now a 10-day appeal period that ends on January 22, 2018. 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 January 29, 2018.

The Minutes were approved as presented at the January 25, 2018 meeting.