



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, APRIL 19, 2018, 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	V A C A N T	R O S S O U W	T E U N I S S E 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 Rossouw 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 P15-1000 and P16-0095 – Conditional Use Permit and Variance Cao Dai Church, 10866 Arlington Avenue, Ward 7</u> Proposal by Peter Le, representing Riverside Cao Dai Church to consider the following entitlements: 1) a Conditional Use Permit to permit the establishment of a place of worship and associated parking on 2.98 acres, developed with a single family residence; and 2) a Variance to allow a reduced rear yard setback. Judy Egüez, Associate Planner, presented the staff report. After publication of the staff report a letter in opposition and another requesting clarification was received, stating concerns related to noise and traffic. Staff recommends the addition of two conditions to address these concerns and revised conditions of approval were distributed to the Commission along with the letters. Peter Le, on behalf of the applicant, stated they were in agreement with the revised conditions. There were no comments from the audience. The public hearing was closed. Following discussion the Planning Commission: 1) Determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities); and 2) Approved Planning Cases P15-1000 and P16-0095, based on the findings in the staff report and subject to the revised recommended conditions.	Motion Second All Ayes	X		X	X	X		X	X	X
<u>PLANNING CASE P18-0150 – Revised Conditional Use Permit to Establish Four Transitional Supportive Housing Units, 19900 Grove Community Drive, Ward 4</u> Proposal by Brian Jaramillo, of Tilden-Coil Constructors, Inc., to consider a revision to a previously approved Conditional Use Permit (CU-059-012) to establish four 600-square-foot transitional supportive housing units to be operated in conjunction with an existing Assemblies of People – Non-Entertainment use. Matthew Taylor, Assistant Planner, presented the staff report. Brian Harvey, President, Tilden Coil, stated they were in agreement with the staff report. There were no comments from the										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
audience. The public hearing was closed. 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) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and; 2) Approved Planning Case P18-0150 based on the findings outlined in the staff report subject to the recommended conditions.	Motion Second All Ayes	X		X	X	X		X	X	X
Commissioners Parker and Zaki recused themselves from the following proposal due to financial conflicts of interest.										
<u>PLANNING CASES P18-0104, P18-0105, P18-0106 and P18-0206 – Conditional Use Permit, Design Review and Variances to Convert a 32-Unit Apartment Complex Into a Student Housing Facility, 8230 Magnolia Avenue, Ward 5</u>										
Proposal by Steve Smith of California Baptist University to consider the following entitlements: 1) Conditional Use Permit to permit the conversion of an existing 32-unit apartment complex (College Park Apartments) into a 116 bed student housing facility; 2) Design Review of project plans; and 3) Variances to allow a reduction in the number of required parking spaces, and reduction in width of 26 parking spaces. Candice Assadzadeh, Senior Planner, presented the staff report. She stated that staff has received correspondence from the applicant requesting an increase to the maximum number of beds from 116 to 120. Staff can support the request and has distributed the letter and revised conditions of approval for the Commission's consideration. Steve Smith, Director of Facilities and Planning, Cal Baptist University, stated they were in agreement with the revised recommended conditions. There were no comments from the audience. The public hearing was closed. Following discussion, the Planning Commission: 1) Determined the proposed project is exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P18-0104 and P18-0105, P18-0106 and P18-0206 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.	Motion Second All Ayes	X		X		X		X		
Commissioners Parker and Zaki returned to the dais at this time.					X					X



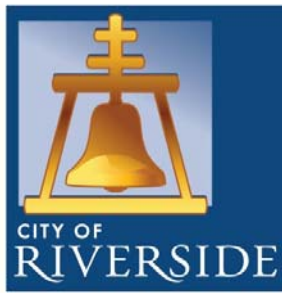
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Item 6, Planning Commission meeting rules was taken out of order.										
REVISION OF PLANNING COMMISSION MEETING RULES Kristi Smith, Chief Assistant City Attorney, noted a typographical error on page 2, Article VI, Officers. It should read, "The Officers of the Commission shall be a Chair, a Vice-Chair, a Secretary, and a Sergeant at Arms each elected from the appointed Members of the Commission at a March meeting of every year."										
Based on the hearing of April 5, 2018, Ms. Smith suggested adding wording for an appellant, Article VII Hearing Procedures. The procedures currently do not address the possibility of an appellant.										
She asked the Commission if there were any other changes they would like addressed. There were no other recommended changes from the Commission.										
There was no formal action taken by the Commission. Ms. Smith will bring back the revised meeting rules for review and approval by the Planning Commission.										
BROWN ACT, CONFLICT of INTEREST and ETHICS TRAINING Kristi Smith conducted a training for the Commission on the Brown Act, Conflict of Interest and Ethics Training.										
Following discussion, there was no formal action taken by the Commission.										
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, updated the Commission on the upcoming Planning Commission items.										
Brian Norton provided an update on the Downtown projects and their status.										
<u>MINUTES</u> The Minutes of the Planning Commission Meeting of April 5, 2018 were approved as presented.	All Ayes	X		X	X	X		X	X	X



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ADJOURNMENT The meeting was adjourned at 10:03 a.m. to the meeting of May 3, 2018 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on April 19, 2018. There is now a 10-day appeal period that ends on April 30, 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 April 30, 2018.