



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, JUNE 28, 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 Teunissen.										
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 P17-0761, P17-0762 and P17-0763 – Specific Plan Amendment, Conditional Use Permit and Tentative Tract Map – 4019 Mission Inn Avenue, Ward 1</u>										
Proposal by Russ Haley, CityMark Communities, LLC to consider the following entitlements for the construction of a multi-family development consisting of 13 residential units on a vacant parcel: 1) a Specific Plan Amendment to amend the Downtown Specific Plan to permit multi-family residential development, mixed use development and establish associated development standards within the neighborhood Commercial District; 2) a Conditional Use Permit to permit the construction of 13 multi-family dwelling units; and 3) a Tentative Tract Map (TTM-37456) for a one lot subdivision for condominium purposes. Judy Egüez, Associate Planner, presented the staff report. She stated staff received two letters and one phone call regarding the project after the publication of staff report. The inquiry letter requested clarification regarding the Specific Plan Amendment, site plan details, building height and mitigation measures. The letter in opposition expressed concern regarding the grading on site and conditions of approval recommending trees along the shared property line. She stated that with regard to the grading, the resident's information were inaccurate. Also, condition 22a, requiring the trees was deleted and a new condition to increase the height of the wall to 6' has been added. The phone call received was to express concern regarding the removal of a palm tree to accommodate the proposed driveway along Chestnut Street. Upon further review by the Public Works Department staff recommends a condition 56, to removal all existing canary island date palms along chestnut Street as the existing palms conflict with existing overhead utility lines. She noted that revised conditions were distributed to the Planning Commission prior to the meeting. Russ Haley, CityMark Communities, stated they were available for questions. Comments from the audience: Lou Lewandowski spoke regarding the palm trees along Chestnut Street. Jane Block spoke in										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>opposition and expressed concerns regarding: the proposed architecture, building height, drainage, and trees along the boundary. The public hearing was closed. 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 and recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; 2) Approve Planning Cases P17-0761 (Specific Plan Amendment), P17-0762 (Conditional Use Permit), and P17-0763 (Tentative Tract Map) based on the findings in the staff report and subject to the revised recommended conditions, with the addition that there be further discussion to salvage and reuse the existing palm trees as feasible.</p> <p><u>PLANNING CASE P17-0929, P17-0930, P17-0931 and P17-0932 – Tentative Tract Map, and Variances to Subdivide Two Lots – Eastern terminus of Talcey Terrace, south of Overlook Parkway and West of Via Montecito, Ward 4</u></p> <p>Proposal by Marwan and Elizabeth Alabbasi to consider the following entitlements for Tentative Tract Map No. 37392: 1) a Tentative Map to subdivide two parcels and one lettered lot for private street purposes; and 2) Variances and a Subdivision Code Modification to allow: Lots 7 and 8 to have less than the minimum 2.0 acres in net area for lots with average natural slopes in excess of 15% to allow a corridor access lot (Lot 1); and to allow Lot 2 to have less than the minimum required lot width at the building setback line. Matthew Taylor presented the staff report. He noted that revised conditions were distributed to the commission before the meeting. Scott Hildebrandt, Webb Associates, representing the applicant, asked for the Planning Commission's consideration with regard to condition 6. In order to meet the 2.0 acre requirement in the RC Zone, they asked decrease the right-of-way on Talcey Terrace by 12" which would allow the 400' necessary to meet the 2 acre requirement. This would allow a minor change in order to the record the map and allow the applicant to keep the improvement plans and keep them at the level they are currently at. Marwan Alabbasi, owner, addressed staff. Chris Scully, Public Works Department, stated they could support the applicant's request as there are no future plans to extend Talcey Terrace through, there are no proposed sidewalks and sufficient parkway width for the proposed landscaping and irrigation. Comments from the audience: Ali Mazarei spoke in support. The public hearing was closed. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project will not have a significant effect</p>	Motion Second All Ayes	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
<p>on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and 2) Approve Planning Cases P17-0929 (Tentative Tract Map), P17-0930 (Variance), P17-0931 (Variance) and P17-0932 (Variance and Subdivision Code Modification) subject to the revised recommended conditions and modification to conditions 6 and 17 to accommodate changes to the map design in order to achieve the minimum average lot size of 2.00 acre, subject to the approval of the Public Works and Planning staff.</p> <p><u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Patricia Brenes, Principal Planner, reported on the recent City Council actions.</p> <p><u>MINUTES</u></p> <p>The Minutes of the Planning Commission Meeting of May 31, 2018 were approved as presented.</p> <p><u>ADJOURNMENT</u></p> <p>The meeting was adjourned at 9:58 a.m. to the meeting of July 12, 2018 at 9:00 a.m. in the Art Pick Council Chamber.</p>	<p>Motion Second Ayes Noes</p> <p>All Ayes</p>									

The above actions were taken by the City Planning Commission on June 28, 2018. There is now a 10-day appeal period that ends on July 9, 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, the decisions of the Planning Commission will be forwarded to the City Council for final review and approval.