



City of Arts & Innovation

CITY PLANNING COMMISSION DRAFT MINUTES

THURSDAY, SEPTEMBER 6, 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 Zaki.										
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 P17-0853 and P17-0854 – General Plan and Zoning Code Amendments – 1705-1761 Seventh Street, Ward 2</u> Proposal by Shonda Herold of Wakeland Housing and Development Corporation to consider the following entitlements for consistency with the adopted Chicago-Linden Strategic Plan: 1) a General Plan amendment to change the land use designation of four contiguous parcels from MDR – Medium-Density Residential to HDR – High-Density Residential; and 2) a Zoning Code amendment to change the zone of seven parcels from R-1-7000 – Single-Family Residential Zone to the R-3-1500 – Multi-family Residential Zone. Matthew Taylor, Associate Planner, presented the staff report. Shonda Herold, Project Manager, Wakeland Housing and Development Corporation, stated they were in agreement with the recommended conditions. There were no comments from the audience. 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) Recommend approval of Planning Cases P17-0853 (General Plan Amendment) and P17-0854 (Zoning Code Amendment) 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	X		X	X	
<u>PLANNING CASES P18-0122 and P18-0123 – Conditional Use Permit and Design Review to Establish 58-unit Senior Apartment Complex – 3723-3745 Strong St, Ward 1</u> Proposal by Bill Allen, of Harvard Pacific Investments, LLC to consider a Conditional Use Permit to establish the senior apartment complex and Design Review of project plans. Matthew Taylor, Associate Planner, presented the staff report. William Allen, applicant, stated they were in										



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	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
agreement with staff's recommendations. Comments from the audience: Lupe Difusco, Alyssa Becketel, and Phil Tully expressed their concerns regarding traffic, construction noise and dust, screening to the north of the property; start date for the project, and a block wall along north side. Following discussion the Planning Commission: 1) Determined that the proposed project is exempt from the California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this proposed project will not have a significant effect on the environment; 2) Approved Planning Cases P18-0122 (Conditional Use Permit) and P18-0123 (Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions with modifications to Conditions 11b and 22. 11b. Provision of a bamboo screen planted along the easterly and possibly northerly property line between the building and the neighboring single-family residence to the satisfaction of Planning Division and Public Works Department Staff. 22. There shall be a one-year time limit in which to commence construction of the project beginning 11-days following approval by the Planning Commission. Subsequent one-year time extensions may be granted upon request by the Applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.	Motion Second Ayes	X	X	X	X	X		X	X	
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER Mary Kopaskie-Brown, City Planner, reported on the recent City Council actions.										
Excuse the absence of Stan Stosel from the Planning Commission meeting of July 12, 2018, due to business,	All Ayes	X	X	X	X	X		X	X	
Excuse the absences from the Planning Commission regular meeting of August 9, 2018, for Stan Stosel, due to business and Omar Zaki due to vacation.	All Ayes	X	X	X	X	X		X	X	
Excuse the absences from the Planning Commission regular meeting of August 23, 2018, for Judy Teunissen, due to vacation and Omar Zaki due to illness.	All Ayes	X	X	X	X	X		X	X	
<u>MINUTES</u> The Minutes of the Planning Commission Meeting of August 23, 2018 were approved as presented.	All Ayes	X	X	X	X	X		X	X	



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	1	2	3	4	5	6	7	C W 3	C W 3
ADJOURNMENT The meeting was adjourned at 9:30 a.m. to the meeting of September 20, 2018 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on September 6, 2018. There is now a 10-day appeal period that ends on September 17, 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 to the Community & Economic Development Department, Planning Division. 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 17, 2018.

PLANNING CASES P17-0853 and P17-0854 will be forwarded to the City Council for final approval.

PLANNING CASES P18-0122 and P18-0123 is final at Planning Commission.