CITY PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, MAY 16, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

		PLANNING COMMISSIONERS								
		KIRBY	ROBERTS	RUBIO	PARKER	MILL	ALLEN	ROSSOUW	TEUNISSEN	ZAKI
	WARDS	1	2	3	4	5	6	7	CW3	CW3
Roll Call:	Present	X	X	X	X	X	X	X	X	X
Chair Rossouw called the meeting to order at 9:00 a.m. with all members.										
Staff Present: M. Kopaskie-Brown, P. Brenes, K. Smith, C. Assadzadeh, B. Norton, Judy Egüez, M. Taylor, F. Andrade										
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> Public Hearing items were taken out of order. The meeting began with item 3.										
<u>PLANNING CASE P18-0214</u> – *Conditional Use Permit, Upgrade the Current Type 20 Alcohol License, 881 Main Street – Ward 1* Proposal by Ghatas Toumah to consider a Conditional Use Permit to permit the upgrade of the current Type 20 Alcohol License (Off-Sale Beer and Wine) to a Type 21 Alcohol License (Off-Sale General) in conjunction with an existing market. Judy Egüez, Associate Planner, presented the staff report. Dick Evans, representing the applicant, addressed condition 24 and expressed their concern regarding the sales of singles. They asked that the Commission delete this condition as it would give the applicant a disadvantage with the two stores that are allowed to sell singles. 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 California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approved Planning Case P18-0214 (Conditional Use Permit) based on the findings in the staff report and subject to the recommended conditions as presented by staff.	Motion Second All Ayes	 X	 X	 X	 X	 X 	 X	 X	X 	 X
<u>PLANNING CASES P18-0083, P18-0084, P18-0616 and P18-0617</u> – *Conditional Use Permit and Grading Exceptions to Facilitate the Expansion of Olivewood Memorial Park, 3300 Central Avenue – Ward 3* Proposal by Matt Acton to consider the following entitlements to facilitate the expansion of an existing cemetery (Olivewood Memorial Park) on 3.48 acres of a larger 52.7 acre site: 1) a revision to a previously approved Conditional Use Permit (CU-017-689) to permit the construction of a 3,060-square-foot mausoleum with 552 crypts and 492 conventional									

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gravesites; and 2) Grading Exceptions to allow retaining walls higher than six feet in height, manufactured slopes steeper than 3.9 to1 and higher than 20 feet in vertical height, and a vehicular driveway wider than 15 feet. Matthew Taylor, Associate Planner, presented the staff report. Matt Acton, applicant, stated they were in agreement with the recommended conditions. There were no comments from the audience. The Public Hearing was closed. Following discussion the Planning Commission: 1) Determined that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Section 21081.6 of CEQA; and 2) Approved Planning Cases: P18-0083 (Revised Conditional Use Permit, P18-0084 (Grading Exception), P18-0616 (Grading Exception) and P18-0617 (Grading Exception), based on the findings outlined in the staff report subject to the recommended conditions.	Motion	X								
	Second								X	
	Ayes		X	X	X	X	X	X		X
PLANNING CASE P18-0369 – *Site Plan Review - Mixed-Use Development – 10670-10680 Stetson Avenues, Ward 6* Proposal by Aleksandar Nadazdin to consider a Site Plan Review of project plans for the construction of a mixed-use development comprising of 92 dwelling units and 750 square feet of commercial space, on seven contiguous parcels consisting of 2.92 acres partially developed with single family residences. Candice Assadzadeh, Senior Planner, presented the staff report. She stated that subsequent to the publishing of the report, a petition was received and has been distributed to the Commission today. She introduced Nathan Mustafa, Public Works Traffic Engineering Division. Mr. Mustafa went over the traffic impact review process. Andrew Walcker, spoke on behalf of Aleksander Nadazdin. Stated they were in agreement with the recommended conditions. Kristi Smith, Chief Assistant City Attorney, informed the Commission that this project falls under the Housing Accountability Act which applies to all housing projects, not just affordable. Based on the Housing Accountability Act, Ms. Smith indicated that the Commission must make specific written findings should the Commission consider denial. There were no public comments. The Public Hearing was closed. Following discussion, the Planning Commission: 1) Determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and 2) Approved Planning Case P18-0369 (Site Plan	Motion									X
	Second					X				
	All Ayes	X	X	X	X	X		X	X	

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Review), based on the findings outlined in the staff report and subject to the staff's recommended conditions.										
CONSENT CALENDAR The following items were approved by one motion affirming the actions appropriate to each item.	All Ayes	X	X	X		X	X	X	X	X
The Minutes of the Planning Commission Meeting of May 2, 2019 were approved as presented.										
COMMUNICATIONS										
Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, reported on upcoming items for the Planning Commission.										
The Commission asked why items such as P18-0369 came before the Planning Commission.										
Ms. Smith explained that the Commission still has the ability to make findings based on public health and safety. The state recognizes it cannot occur very often but the opportunity must be provided to the Commission.										
ADJOURNMENT The meeting was adjourned at 10:00 a.m. to the meeting of May 30, 2019 at 9:00 a.m. in the Art Pick Council Chamber.										

The above actions were taken by the City Planning Commission on May 16, 2019. There is now a 10-day appeal period that ends on May 28, 2019. 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. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on May 28, 2019.

PLANNING CASE P18-0214 – *Conditional Use Permit, Upgrade the Current Type 20 Alcohol License, 881 Main Street – Ward 1* – FINAL at Planning Commission

PLANNING CASE P18-0083, P18-0084, P18-0616 and P18-0617 – *Conditional Use Permit and Grading Exceptions to Facilitate the Expansion of Olivewood Memorial Park, 3300 Central Avenue – Ward 3* -- FINAL at Planning Commission

PLANNING CASE P18-0369 – *Site Plan Review - Mixed-Use Development – 10670-10680 Stetson Avenues, Ward 6* – FINAL at Planning Commission