

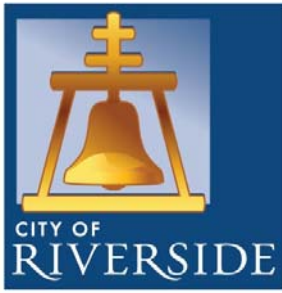
City of Arts & Innovation

CITY PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, AUGUST 8, 2019, 9:00 A.M.
ART PICK COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

PLANNING COMMISSIONERS

	WARDS	K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	A L L E N	R O S S O U W	T E U N I S S E N	Z A K I
		1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present	X	X	X	X	X		X	X	X
Chair Rossouw called the meeting to order at 9:00 a.m. with all members except Commissioner Allen absent due to business.										
Staff Present: M. Kopaskie-Brown, P. Brenes, K. Smith, C. Assadzadeh, 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>										
Chair Rossouw stated that the applicant for item 2 has not shown up yet, the items would be taken out of order.										
<u>PLANNING CASES P17-0846, P17-0813 AND P17-0814 – REZONING, CONDITIONAL USE PERMIT AND DESIGN REVIEW TO ESTABLISH AN AUTOMATED CAR WASH FACILITY – NORTHWEST CORNER OF VAN BUREN BOULEVARD AND JURUPA AVENUE, WARD 7</u> Proposal by Michael Scarbrough of 3K1 Consulting Services, LLC to consider the following entitlements to establish an automated car wash facility: 1). Zoning Code Amendment to change the zone from RE – Residential Estate Zone to CR – Commercial Retail Zone; 2) Conditional Use Permit to permit a car wash facility; and 3) Design Review of project plans. Candice Assadzadeh, Senior Planner, presented the staff report. She stated that staff was recommending the following revisions to the conditions: Deletion of condition 25 as it is not applicable; deletion of condition 37 as it is duplicative; add language to condition 38, The “plans” shall be.; replace condition 66 with, “Easements and any associated fees will be acquired prior to energizing and setting meters at developers cost.” Michael Scarbrough, 3K1 Consulting, stated they were in agreement with the modified conditions. There were no comments from the audience. The public hearing was closed. The Commission expressed their concerns regarding traffic and an over concentration of car washes in this area. Chris Scully, Public Works Department, stated that the traffic was analyzed and determined a traffic analysis was not necessary. Following discussion, the Planning Commission recommended that the City Council: 1) Determine that this proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332, as the project constitutes in-fill development; and 2) Approve	Motion Second Ayes Noes	X	X	X	X			X	X	X



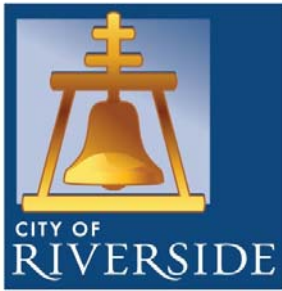
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	K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	A L L E N	R O S S O U W	T E U N I S S E N	Z A K I
WARDS	1	2	3	4	5	6	7	C W 3	C W 3
<p>Planning Cases P17-0846 (Zoning Code Map Amendment), P17-0813 (Conditional Use Permit), and P17-0814 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions as revised by staff.</p> <p>Motion carried. Chair Russouw announced the 10-day appeal period.</p> <p><u>PLANNING CASES P18-0956, P18-0957 and P19-0252 – CONDITIONAL USE PERMIT, DESIGN REVIEW AND VARIANCE – TO ESTABLISH A BANQUET HALL AND RESTAURANT – 10170 INDIANA AVENUE, WARD 5</u></p> <p>Proposal by Shiv Talwar of Design Concepts to consider the following entitlements to establish a banquet hall facility and restaurant in conjunction with a Type 47 Alcohol License (On-Sale General – Eating Place): 1) Conditional Use Permit to permit a banquet hall facility within an existing Multi-tenant commercial complex (Tyler Village); 2) Design Review of project plans; and 3) Variance to allow fewer parking spaces than required by Code. Candice Assadzadeh, Senior Planner, presented the staff report. Shiv Talwar, Architect, stated they were in agreement with the conditions. There were no comments from the audience. The public hearing was closed. The Commission expressed their concerns regarding traffic and parking. Ms. Assadzadeh, indicated that a parking analysis was provided. The analysis looked at the existing mix of uses within the shopping center and identified how many spaces were available during certain hours of the day and on the weekend, it was determined there would be surplus of parking. She noted that currently, the center is parked per Code. Chris Scully, Public Works Department, stated that the traffic was analyzed and it was determined that the amount of peak hour trips did not warrant a traffic impact analysis. Following discussion the Planning Commission: 1) Determined that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment; and 2) Approved Planning Cases P18-0956 (Conditional Use Permit), P18-0957 (Design Review) and P19-0252 (Variance), based on the findings in the staff report and subject to the recommended conditions.</p> <p>Motion carried. Chair Russouw announced the 10-day appeal period.</p>									
	X								
Motion					X				
Second									
Ayes			X	X			X	X	X
Noes		X							



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	WARDS	KIRBY	ROBERTS	RUBIO	PARKER	MILL	ALLEN	ROSSOUW	TEUNISSEN	ZAKI
		1	2	3	4	5	6	7	CW3	CW3
<p><u>CONSENT CALENDAR</u> The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>Planning Commission Attendance – The Planning Commission excused the absence of Christine Roberts due to vacation and Omar Zaki due to illness from the regular meeting of July 25, 2019.</p> <p>The Minutes of the Planning Commission Meeting of July 25, 2019 were approved as presented.</p> <p><u>COMMUNICATIONS</u></p> <p>Items For Future Agendas And Update From City Planner: Mary Kopaskie-Brown, City Planner, reported on the recent and upcoming City Council actions.</p> <p>Chair Rossouw stated there was some ambiguity when it came to determining the three incidents which can revoke a Conditional Use Permit as it relates to alcohol licenses. He asked if this could be agendized for a future meeting for discussion and clarity.</p> <p>Ms. Kopaskie-Brown stated that these are Police Department conditions and she will confirm the availability of a Police Department representative prior to agendizing this item.</p> <p>Commissioner Teunissen stated she will be on vacation and will not be available for the next two Planning Commission meetings.</p> <p><u>ADJOURNMENT</u> The meeting was adjourned at 9:30 a.m. to the meeting of August 22, 2019 at 9:00 a.m. in the Art Pick Council Chamber.</p>	All Ayes	X	X	X	X		X	X	X	X

The above actions were taken by the City Planning Commission on August 8, 2019. There is now a 10-day appeal period that ends on August 19th. 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 August 19, 2019.

PLANNING CASES P17-0846, P17-0813 AND P17-0814 – requires City Council approval.
PLANNING CASES P18-0956, P18-0957 and P19-0252 – final at Planning Commission.