PLANNING COMMISSION
MINUTES

THURSDAY, July 8, 2021, 9:00 A.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

COMMISSIONERS
PRESENT: L. Allen, R. Kirby, J. Parker, T. Ridgway, C. Roberts, R. Singh, J. Teunissen and A. Villalobos
ABSENT: J. Rush

STAFF: M. Kopaskie-Brown, P. Brenes, D. Murray, K. Smith, N. Mustafa, C. Scully, F. Andrade

Chair Kirby called the meeting to order at 9:00 a.m.

ORAL COMMUNICATIONS FROM THE AUDIENCE
There were no comments from the audience.

CONSENT CALENDAR
The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

MINUTES
The minutes of the meetings of June 24, 2021, were approved as presented.

PLANNING COMMISSION ATTENDANCE
The excused the June 24, 2021 absence of Commissioner Roberts due to vacation and Commissioner Allen's lateness due to technical difficulties.

Motion Carried: Unanimously
AYES: Allen, Kirby, Parker, Ridgway, Roberts, Rush, Singh, Teunissen, Villalobos
NOES: None
ABSENT: J. Rush
ABSTENTION: None

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PUBLIC HEARINGS

PLANNING CASE PR- 2021-000770 - CONDITIONAL USE PERMIT, DESIGN REVIEW, VARIANCE, AND GRADING EXCEPTION - 5695 Glenhaven Avenue, WARD 3 – CONTINUANCE TO JULY 22, 2021

Chair Kirby announced that the applicant has requested a continuance to the July 22, 2021 meeting. There were no comments from the public. Motion by Commissioner Allen, Seconded by Commissioner Singh to continue to the July 22, 2021 meeting.

Motion Carried: Unanimously

AYES:	Allen, Kirby, Parker, Ridgway, Roberts, Singh, Teunissen, Villalobos
NOES:	None
ABSENT:	Rush
ABSTENTION:	None

PLANNING CASE PR-2021-000771 – SITE PLAN REVIEW – MIXED-USE DEVELOPMENT – 3770 CRANFORD AVENUE, WARD 2

Proposal by Kelly Guo, on behalf of Lisheng Holdings, LLC, to consider a Site Plan Review for a Mixed-Use Development consisting of 24 residential units and a 600 square foot restaurant. Judy Eguez, Associate Planner, presented the staff report. Thomas Riggle, representing the applicant, stated they were in agreement with the recommended conditions of approval with the exception of condition 13. He requested flexibility to install alternate material for the wall where visible from the street for security reasons and that they would work with staff. Public comments: public hearing was closed. Following discussion it was moved by Commissioner Allen and seconded by Commissioner Villalobos to: 1) Determine 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) Approve Planning Case PR-2021-000771 (Site Plan Review) based on the findings outlined in the staff report and subject to the recommended with modification to condition 13 as requested by the applicant. Chair Kirby advised of the appeal period.

The Planning Commission decision is final unless appealed to City Council.

Motion Carried: Unanimously

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AYES:	Allen, Kirby, Parker, Ridgway, Roberts, Singh, Teunissen, Villalobos
NOES:	None
ABSENT:	Rush
ABSTENTION:	None

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER
Ms. Kopaskie-Brown updated the Commission on future items.

ADJOURNMENT

The meeting was adjourned at 9:38 a.m. to the meeting of July 22, 2021at 9:00 a.m.

The above actions were taken by the City Planning Commission on July 8, 2021. There is now a 10-day appeal period that ends on July 19, 2021. 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 July 19, 2021.