



City of Arts & Innovation

PLANNING COMMISSION
DRAFT MINUTES

THURSDAY, MARCH 30, 2023, 9:00 A.M.
PUBLIC COMMENT IN PERSON /TELEPHONE
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

COMMISSIONERS

PRESENT: R. Kirby, L. Mooney, J. Parker, C. Roberts, R. Singh, J. Wilder, L. Wilson

ABSENT: J. Rush, T. Ridgway

STAFF: M. Tinio, B. Norton, J. Eguez, M. Taylor, A. Beaumon, P. Nitollama, C. Scully, F. Andrade

Chair Wilder 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 March 16, 2023, were approved as presented.

PLANNING COMMISSION ATTENDANCE

The Commission excused the March 16, 2023 absences of Commissioner Mooney due to illness and Commission Ridgway due to personal matters.

A motion was made by Commissioner Parker and Seconded by Commissioner Singh to approve the Consent Calendar as presented.

Motion Carried: 7 Ayes, 0 Noes, 2 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Singh, Wilder, Wilson

NOES: None

ABSENT: Rush, Ridgway

ABSTENTION: None



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PUBLIC HEARINGS

PLANNING CASE PR-2021-001053 TENTATIVE TRAT MAP (TM 38094), PLANNED RESIDENTIAL DEVELOPMENT, DESIGN REVIEW, AGRICULTURAL PRESERVE DIMINISHMENT, ENVIRONMENTAL IMPACT REPORT - WOOD ROAD AND LURIN AVENUE, WARD 4

Proposal by Brett Crowder of Coastal Commercial Properties to consider the following entitlements to facilitate the establishment of a 96-unit Planned Residential Development: 1) Tentative Tract Map (TM 38094) to subdivide 18.9-acres into 96 single family residential lots and lettered lots for common open space and private streets; 2) Planned Residential Development Permit for the establishment of detached single-family dwellings, common open space and private streets; 3) Design Review of project plans; 4) Agricultural Preserve Diminishment to diminish the Woodcrest Agricultural Preserve No. 7; and 5) Environmental Impact Report. Judy Egüez, Senior Planner presented the staff report. Brett Crowder, applicant stated they were in agreement with the recommended conditions of approval. Public Comment: Chad Bonnet owns property on Dant St, east of the proposed development. He stated that there has already been impacts to their private road with the developer's construction equipment. They have been in the area the last two weeks cleaning up the property. This should be mitigated in some way. John Caldwell, 9350 Meadow Lane, noted that if the access street is proposed between Meadow Lane and the stop sign at Sun Ridge and questioned how will traffic be addressed, including existing conditions with the grade school, middle school and high school traffic and how will dust be addressed from ending up in his pool. Mr. Crowder, the applicant, stated that he has been in contact with Mr. Bonnet. There will be no ingress, egress along that side. He stated he was willing to meet with the Dant Street neighbors to go over the cost estimates to pave the road. Mr. Nitollama, Traffic Engineer, stated that they would be willing to place a private street sign so that once development is complete, homeowners will know not to use that road. Regarding Krameria Street, Public Works will review the street improvement plans once the developer submits them. There is currently no planned stop signs on Krameria or traffic signal. The traffic from the project doesn't warrant either at this time. Chris Scully, Engineering Manager, stated that there are no plans to designate Dant Street as a public road. There are no current permits for work to be done at this time. When the developer applies for grading permits, the Public Works Department would restrict construction access from Dant Street. The public hearing was closed. Following discussion it was moved by Commissioner Parker and seconded by Commissioner Mooney to recommend that the City Council: 1) Find: a. The draft project Environmental Impact Report (SCH No. 2022070337) has been completed in compliance with the California Environmental Quality Act (CEQA); and b.



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The proposed project will have a significant effect on the environment, but there are no feasible alternatives to the proposed project or mitigation measures that will avoid the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled. 2) Approve Planning Case PR-2021-001053 (Tentative Tract Map, Planned Residential Development, Design Review, Agricultural Preserve, and Environmental Impact Report), based on the findings outlined in the staff report and subject to the recommended conditions of approval and mitigation measures.

Motion Carried: 7 Ayes, 0 Noes, 2 Absent, 0 Abstention

AYES: Kirby, Mooney, Parker, Roberts, Singh, Wilder, Wilson

NOES: None

ABSENT: Rush, Ridgway

ABSTENTION: None

A City Council public hearing is required for final approval.

COMMUNICATIONS

ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER

Maribeth Tinio, City Planner, apprised the Commission of upcoming agenda items.

Chair Wilder reminded the Commissioners to complete their 700 form, due date is April 1, 2023.

ADJOURNMENT

The meeting was adjourned at 9:46 a.m. to the meeting of April 13, 2023 at 9:00 a.m.

The above actions were taken by the City Planning Commission on March 30, 2023. There is now a 10-day appeal period that ends on April 10, 2023. 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.