



Committee Members Present: Don Brewer, Naaz Alikhan, Mike Motroni

Committee Members Absent:

Staff Present: Chris Burrows, Senior Planner  
Wayne Wiley, Associate Planner  
Derek Ogden, Associate Planner  
Michelle Sheidenberger, Senior Deputy City Attorney  
Marc Stout, Senior Engineer  
Carmen Bertola, Recording Secretary

**WELCOME** 4:30pm

**ROLL CALL** (Silent)

**CONSENT CALENDAR**

Acting Chair Alikhan asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Acting Chair Alikhan asked for a motion to approve the Consent Calendar as listed below:

**II-A MINUTES OF JUNE 21, 2012.**

**MOTION**

Mike Motroni made the motion, which was seconded by Naaz Alikhan, to approve the Consent Calendar.

Ayes: Motroni, Alikhan  
Noes:  
Abstain: Brewer

Don Brewer abstained from approving the minutes of June 21, 2012 due to his absence from the meeting.

**NEW BUSINESS**

**III-A. DESIGN REVIEW PERMIT – 5100 FOOTHILLS BOULEVARD – NWRSP PARCEL 55, KIDDIE ACADEMY DAYCARE – FILE # 2012PL-043; PROJECT #DRP-000436.** The applicant requests approval of a Design Review Permit to construct a 9,327 square foot daycare center with associated site improvements. Applicant: David King, Vanir Construction Management. Owner: Patricia Green, FVO Property LLC. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Acting Chair Alikhan opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Patricia Green, Vanir Construction Management, addressed the Committee and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Public Discussion:

- None

Commission Discussion:

- Great infill project and will fill shopping center nicely and match existing center.

Acting Chair Alikhan closed the public hearing and asked for a motion.

MOTION

Mike Motroni made the motion, which was seconded by Don Brewer, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with fifty-nine (59) conditions of approval, as submitted in the staff report.

The motion passed unanimously.

**III-B. DESIGN REVIEW PERMIT – 7100 GALILEE RD. – FILE #2012PL-046; PROJECT #DRP-000437.**

The applicant requests approval of a Design Review Permit to construct a 17,269 square foot government office building for the California Department of Motor Vehicles. The project includes parking, landscaping and site lighting. Applicant: Geoff Griffin, T&M Associates. Owner: Thomas Manz, T&M Associates. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

Acting Chair Alikhan opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Geoff Griffin, TM & Associates, addressed the Committee and introduced the following speaker to the Committee:

John Hansen, DMV Chief of Facility Operations for the state of California, addressed the commission and explained the reasons why they did not agree with staff's recommendation to locate the gates behind the first drive aisle (condition #3) and would prefer to keep the gates in place, as originally proposed. DMV will have security guards open the gates at 7am every workday as a means of mitigating the City's concerns with queuing along Galilee Rd. Mr. Hansen also agreed to move the gates back towards the parking lot 60-feet as additional mitigation.

Tom Manz, TM & Associates, owner of the project, addressed the committee and responded to questions.

Public Discussion:

- Ron Chunovich, RC Pacific Construction, concerned with possible DMV early morning overflow parking along Galilee. There is an existing problem right now. Asked that signs be placed along left sides of drive aisles restricting parking up to 60-feet due to limited visibility at all drive aisles. Feels that unless changes are made to accommodate the before-hours parking, Galilee will be a driving

nightmare. Challenges already exist with established businesses using Galilee as a parking lot. He would like to see the fenced area moved back into the parking lot to free up parking spots for early arrivers at DMV.

Committee Discussion:

- Implemented process/flow changes by DMV to reduce outside queuing;
- DMV agrees to restricted parking along Galilee Rd, will confer with Engineering;
- Survey done with Harding office to see when the bulk of cars arrive;
- DMV agrees to move gates back 60' from street, currently at 40';
- Planning/Design Committee unable to add condition to require gate open at 7am;
- Modify condition 3 to require the gates be moved back from the curb 60-feet;
- Engineering to perform a traffic study along Galilee to determine if parking restrictions are warranted at other locations along Galilee.

Acting Chair Alikhan closed the public hearing and asked for a motion.

MOTION

Mike Motroni made the motion, which was seconded by Don Brewer, to Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit with seventy-three (73) conditions of approval, as submitted in the staff report. And as modified below.

3. The perimeter security fencing and access gates shall be located ~~between the second and third row of parking within the main parking field (between spaces 15-20 and 30-44) as shown in Figure 3 of the staff report.~~ a minimum of 60-feet back from the curb return on Galilee Rd. In addition, Engineering shall perform a Traffic Study to determine the appropriate distance from each project driveway where on-street parking will be prohibited. (Planning & Engineering)

The motion passed unanimously.

**REPORTS/COMMENTS/COMMISSION/STAFF**

City Council appointed two new commissioners to the Planning Commission, David Larson (incumbent) and Bruce Houdesheldt (new) on July 18, 2012. At the next Planning Commission meeting on August 9, 2012, Planning Commission will appoint a new Planning Commission Representative to the Design Committee, and a Design Committee Rep/Alt.

**ORAL COMMUNICATIONS** None

**ADJOURNMENT**

Acting Chair Alikhan asked for a motion to adjourn the meeting.

MOTION

Don Brewer made the motion, which was seconded by Mike Motroni, to adjourn to the meeting of August 16, 2012. The motion passed unanimously at 5:10 P.M.