



Planning Commissioners Present: Justin Caporusso, Julie Hirota, Bruce Houdesheldt, Charles Krafka, David Larson, Joseph McCaslin

Planning Commissioners Absent: Krista Bernasconi (excused)

Staff Present: Chris Burrows, Planning Manager  
Greg Bitter, Principal Planner  
Gina McColl, Associate Planner  
Tricia Stewart, Senior Planner  
Marc Stout, City Engineer  
Robert Schmitt, Assistant City Attorney  
Julie Pistone, Recording Secretary

### **WELCOME**

Chair Larson welcomed newly appointed Commissioner Justin Caporusso.

**PLEDGE OF ALLEGIANCE** - Led by Commissioner Caporusso

**ORAL COMMUNICATIONS** None.

### **CONSENT CALENDAR**

#### **IV-A. MINUTES OF JULY 10, 2014.**

**IV-B. MAJOR PROJECT PERMIT EXTENSION – 8950 INDUSTRIAL AVENUE – BLUE OAKS COMMERCE CENTER – FILE# PL14-0324.** The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 1 entitlement that permitted the development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses as well as frontage improvements to Blue Oaks Boulevard, Industrial Avenue, and Washington Boulevard. Applicant: Jennifer Kimura, LMK Consulting Engineers. Owner: Brian Williams, Harsch Investment Properties.

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

Chair Larson asked for a motion to approve the CONSENT CALENDAR as listed.

### **MOTION**

Commissioner Hirota made the motion, which was seconded by Commissioner McCaslin, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Hirota, McCaslin, Krafka, Caporusso, Houdesheldt, Larson

Noes:

Abstain:

## **NEW BUSINESS**

### **V-A. DESIGN REVIEW PERMIT MODIFICATION, CONDITIONAL USE PERMIT MODIFICATION & LOT LINE ADJUSTMENT – COSTCO FUELING FACILITY ADDITION – 6720 AND 6750 STANFORD RANCH RD – FILE# PL13-0131.**

The applicant requests approval of entitlements to allow the construction of a Costco member's only gas station (20 pumps) and control enclosure with site modifications. The requested entitlements include a Design Review Permit Modification for the new gas station facility and site improvements, a Conditional Use Permit Modification to modify the existing CUP for Shell to reflect the new facility and operator, and a Lot Line Adjustment to modify the property line between the Costco and Shell properties to increase the Shell site by 0.371 acres. The new Costco gas station will replace the existing Shell station. Applicant: David Babcock, David Babcock & Associates. Owner: Michael Tooley, Micnan, LLC & Kim Katz, Costco Wholesale Corporation.

Senior Planner, Tricia Stewart, presented the staff report and responded to questions.

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

Applicant, David Babcock, David Babcock & Associates, architects for Costco, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

Resident, Daljit Bains-Singh, addressed the Commission with the following concerns and/or comments:

- Traffic congestion & safety
- Project approval before the after study of the project with concerns of accidents, traffic congestion & U-turn at the intersection of Five Star Bl. & Stanford Ranch Rd.
- Driving patterns will immediately change
- Amount of gas that Costco pumps per month that will contribute to the traffic congestion.

Commission Discussion:

- Current holiday driveway closure plan and proposed driveway locations
- U-turn at the intersection of Five Star Bl. & Stanford Ranch Rd.
- Division between right turn lane and thru lane on Stanford Ranch Rd.
- What will be the start & completion schedule of this project? Construction will begin after Christmas & completion by summer of 2015
- Timing of the traffic after study – 90 days after project completion
- Specifics of traffic analysis at Five Star Bl. & Stanford Ranch Rd.
- Consideration of "No Right Turn on Red" sign from Five Star on to Stanford Ranch Rd
- Condition 22 – Raised median on Five Star Blvd. removal & insertion of 2 left turn lanes – Has the applicant talked to the property owner with regards to this change?
- Signal timing at the intersection – Are they frequently checked, regulated & changed?
- Auto accident history

Chair Larson complimented Commissioner Houdesheldt on the traffic follow-up study.

Chair Larson temporarily closed the public hearing and asked for a motion.

## **MOTION**

Commissioner Hirota made the motion, which was seconded by Commissioner Krafka, to adopt the Negative Declaration, adopt the two (2) findings of fact for the Design Review Permit Modification; approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval; adopt the two (2) findings of fact for the Conditional Use Permit Modification; approve the Conditional Use Permit Modification subject to three (3) conditions of approval; find the Lot Line Adjustment consistent with the required criteria; and approve the Lot Line Adjustment subject to twelve (12) conditions of approval as submitted in the staff report and modified below:

## Conditional Use Permit:

2. As outlined in the project traffic study prepared by Kimley-Horn and Associates, Inc. for "Costco Wholesale Fueling Station Addition", a 2<sup>nd</sup> fueling station attendant shall be used for the first 90 days of operation of the gas facility. This attendant will be responsible for guiding and directing entering vehicles to improve the efficiency of fueling operations. At the completion of the first 90 days of operation owner shall hire a 3<sup>rd</sup> party traffic engineering professional (mutually agreed by the Owner and City) to perform an "After Study" to assess the impacts to the public right-of-way along Stanford Ranch Rd. driveway. The "After Study" shall include the following data collection but not limited to:
  - a. Three random (mutually agreed by the Owner and the City) weekday PM peak-hour average and maximum observed vehicle queues
  - b. Three random (mutually agreed by the Owner and the City) Saturday peak-hour average and maximum observed vehicle queues
  - c. Gas traffic circulation observations as it relates to access to public right-of-way.
  - d. Gas traffic conflicts observed within the public right-of-way.
  - e. ~~Summary of site observations and attendant activity~~
  - f. ~~Summary of conflicts observed in the vicinity of the site's Stanford Ranch Road Driveway~~
3. ~~Based on the results of the "After Study"~~ If the results of the "After Study" clearly demonstrate an operational or safety impact to the public right-of-way along Stanford Ranch Rd. driveway, the City shall have sole discretion based on substantial evidence, in requiring appropriate mitigation measures as needed. ~~Two mitigation measures that shall be considered are:~~ The City shall work with the project owner in implementing mitigation measures that shall be considered, but not limited to:
  - a. Adding up to 6 additional pumps onsite to improve facility efficiency.
  - b. Relocating the Stanford Ranch Rd. driveway as far south as possible. This relocation would allow for additional vehicle queuing at the gas facility and minimize queuing conflicts in the public right-of-way along ~~the~~ Stanford Ranch Road. (Engineering, Planning)

The motion passed with the following vote:

Ayes: Hirota, Krafka, Caporusso, McCaslin, Houdesheldt, Larson

Noes:

Abstain:

## **REPORTS/COMMENTS/COMMISSION/STAFF**

Reports from Planner:

- No meeting on August 14, 2014. We will update you about the meeting on August 28<sup>th</sup>.

Commissioner Comments/Questions:

- None

## **ADJOURNMENT**

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to adjourn to the meeting of August 28, 2014 in memory of Principal Planner, Nela Luken & her daughter, Sidney, who tragically passed 1 year ago. The motion passed unanimously at 7:45 P.M.