



Committee Members Present: David Larson, Mike Motroni, Bruce Houdesheldt (Alt.)

Committee Members Absent: Daniel Wesp (excused)

Staff Present: Chris Burrows, Planning Manager
Wayne Wiley, Associate Planner
Joe Mandell, Deputy City Attorney
Julie Pistone, Recording Secretary

WELCOME

ROLL CALL (Silent)

CONSENT CALENDAR

II-A. MINUTES OF MARCH 20, 2014.

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

Committee Member Motroni made the motion, which was seconded by Chair Larson, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

NEW BUSINESS

III-A. DESIGN REVIEW PERMIT – 9501 FAIRWAY DRIVE – EL POLLO LOCO RESTAURANT – FILE # PL13-0315. The applicant requests approval of a Design Review Permit to construct a 2,976 square foot El Pollo Loco fast food restaurant with a drive thru and associated site improvements including parking, lighting and landscaping. Applicant: Robert Huntsberry, VMI Architecture. Owner: Jon Plomteaux, MGP Properties.

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

Committee Member Houdesheldt arrived at 4:37 P.M.

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

Applicant, Robert Huntsberry, VMI Architecture, addressed the Committee 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:
None

Committee Discussion:

- In agreement with the 3 ft. wall near the drive aisle that hides the cars from Fairway Dr. and Five Star Blvd. as they are waiting in line.
- Building elevation & landscape
- Vehicle rotation for the drive-thru

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

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Houdesheldt, to adopt the four (4) findings of fact for the Design Review Permit, and approve the Design Review Permit with seventy (70) conditions of approval.

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

ORAL COMMUNICATIONS None

ADJOURNMENT

Chair Larson asked for a motion to adjourn the meeting.

MOTION

Committee Member Houdesheldt made the motion, which was seconded by Committee Member Motroni, to adjourn to the meeting of May 15, 2014. The motion passed unanimously at 4:46 P.M.