

Planning Commissioners Present: Donald Brewer, Sam Cannon (7:35 pm), Rex Clark, Robert Dugan, Gordon Hinkle, Kim Hoskinson, Audrey Huisking

Planning Commissioners Absent:

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Tricia Stewart, Associate Planner
Ron Miller, Assistant Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Dugan

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

Chair Clark asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF AUGUST 23, 2007.

IV-B. TENTATIVE SUBDIVISION MAP – 1550 PARKSIDE WAY –NRSP PARCELS 30 & 33 – FILE #2005PL-161 (SUB-000078). The applicant requests approval of a Tentative Subdivision Map to create eight parcels within an approved mixed-use project including a common parking and access parcel. Applicant: Diamond Creek Partnership, Stephen Des Jardins. (Cucchi)

MOTION

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

The minutes were passed with the following vote:

Ayes: Dugan, Huisking, Brewer, Hinkle

Noes:

Abstain: Clark, Hoskinson

Chair Clark and Commissioner Hoskinson abstained from the minutes due to their absence from the meeting of August 23, 2007.

ITEM IV-B was passed with the following vote:

Ayes: Dugan, Hoskinson, Huisking, Brewer, Hinkle, Clark

Noes:

Abstain:

NEW BUSINESS

V-A. DESIGN REVIEW PERMIT & TREE PERMIT – 1650 HUNTINGTON DR – ROCKY RIDGE PROFESSIONAL CENTER – FILE # 2005PL-090 (PROJECT # DRP-000191 & TP-000054). The applicant requests approval of a Design Review Permit and Tree Permit to construct three single-story office buildings totaling 36,200 sq. ft., with associated parking, landscaping and lighting, requiring removal of 10 native oak trees and encroachment into the protected zone radius of 3 additional native oaks. Applicant: TLA Engineering & Land Planning – Maxine Borow. Owner: Sayed & Talat Hussain. (Miller)

Assistant Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, Maxine Borow, TLA Engineering & Land Planning, 1528 Eureka Rd, #100, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

Architect, Jack Paddon, Williams + Paddon Architects, 2237 Douglas Bl, addressed the Commission's concerns on the reasons why Building has a 13.5 foot set back to the sidewalk.

Todd Lowell, TLA, addressed the Commission's concern on the terraced landscape at the entry to the project and noted that the width of landscape; including sidewalk, is almost 20' from the street.

There was discussion on the following:

- Color of proposed fencing wood sections;
- Construction technique for wooden section of fencing will help preserve existing native oak trees;
- Concern that Huntington Drive business address will be confused with Huntington Drive residential area; discussion to keep Strauch addressing;
- Reasons why applicant would like to keep street address as Huntington Drive;
- History of name of Strauch Drive;
- Setback issue on Strauch Drive and possibility of moving buildings to provide 20' setback;
- Landscape management plan;
- Concerns of adjacent residential neighbor who responded to the project via email;
- Number of compact spaces allowed in parking area. Applicant is entitled to put up to 30% in their parking lot as allowed in the Zoning Ordinance;
- Architect commended for keeping an oak preservation island located in the center of the interior parking lot;
- Process of grading of dirt knoll and mitigation to keep dust down and noise at a minimum.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan , to Adopt the Negative Declaration; Adopt the four findings of fact for the Design Review Permit; Approve the Design Review Permit subject to 104 conditions of approval, with conditions 2 and 53 as modified below; Adopt the two findings of fact for the Tree Permit; and Approve the Tree Permit subject to twenty-one (21) conditions of approval as submitted in the Staff Report.

DRP-000191

2. a. *The site plan shall be revised to widen the building setback for Building B to 20 feet on Strauch Drive without jeopardizing the preservation of native oak trees, the oak tree replanting area or decreasing the residential setback on Huntington Drive.*

53. Bike parking shall be provided per the Municipal Code. Short term bike parking for visitors shall be provided in the form of one bicycle rack placed conveniently at the main entrance to each building. ~~Long term bike parking for employees shall include a minimum total of one (1) bike locker.~~ (Transportation, Engineering)

The motion passed with the following vote:

Ayes: Huisking, Dugan, Cannon, Brewer, Hinkle, Hoskinson, Clark

Noes:

Abstain:

Commissioner Hoskinson recused herself from Public Hearing Item V-B due to a conflict of interest.

V-B. CONDITIONAL USE PERMIT COMPLIANCE REVIEW – 503 GIUSEPPE CT, UNIT 8 – ST. VINCENT DE PAUL FOOD DISTRIBUTION CENTER – FILE# 2006PL-163 (CUP-000032). The Planning Commission approved a conditional use permit for the project referenced above on December 14, 2006. A condition of project approval required that a compliance hearing be held to ensure that the food locker is operating in compliance with the conditions of approval. Additionally, the applicant requests that the Planning Commission amend one condition of approval to modify the location of the required security patrol to the area immediately surrounding Unit 8 only. Applicant: Don Fraser. (Stewart)

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

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

Applicant, Don Fraser, St Vincent DePaul, 503 Giuseppe Ct, Unit 8, 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.

There was discussion on the following:

- Speeding delivery vehicles along Giuseppe Ct. alleyway, parallel to Cirby Way; Property owners to address.

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

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, finding that St Vincent de Paul Food Locker Conditional Use has been operating in compliance with the approved conditions and that the use has not adversely affected the adjacent businesses or residences; and approved the modification to condition #6 as listed below and as submitted in the Staff Report.

6. The applicant shall be responsible for providing security patrol during SVDP business hours (9 a.m. to 4:30 p.m.) for areas immediately surrounding Unit 8 only. ~~SVDP shall designate security to patrol the MTA Industrial Park every hour. If the security measures as proposed in the staff report are determined by the City and the MTA Industrial Park Board as insufficient, increasing security or hiring private security may be required.~~ (Planning)

The motion passed with the following vote:

Ayes: Huisking, Brewer, Dugan, Hinkle, Cannon, Clark

Noes:

Abstain:

Commissioner Hoskinson returned to the meeting.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- Staff reported that City Council approved the Blue Oaks Retail project, approved by Planning Commission in Nov 2006. Applicant has signed CVS pharmacy to locate on the corner of Blue Oaks and Woodcreek replacing the fast food/gas station that was originally planned for that corner.
- Staff presented informal update of Convention Center;
- Update of Galleria parking garage landscaping to be reported at next meeting;
- Request by Commission to review landscape management plan along west side of Rocky Ridge Drive south of Douglas Blvd.
- Staff informed Commission of City's new Urban Forester, Mike Neuman, who will do inventory of City tree canopy and study how the City currently manages the urban forest and where improvements can be made.
- Possibility of businesses/organizations adopting landscape corridors in areas without landscaping and lighting districts – such as adopt a median to assist in cost of maintenance;
- Possibility of working with Parks and Rec in coordinating program locations to help mitigate traffic jams during commute times;
- Concern with weed field on Oakridge Drive near corner of Sunrise and Oakridge, has very tall weeds and is a possible fire hazard;.
- No new tenant at old Krispy Kreme location at Pleasant Grove and Fairway Dr. Landscaping getting a bit overgrown, what can be done to keep area looking clean?
- Review of Diamond Creek Rezone, Stage 2 application has been submitted as is being processed;
- Bike trail near Diamond Creek, behind Crocker Ranch, trail is often flooded and weeds grow tall on either side. Transportation/Engineering Staff is currently looking at way to fix it.

ADJOURNMENT

Chair Clark asked for a motion to adjourn the meeting.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of September 27, 2007. The motion passed unanimously at 8:00 PM.