

## **Draft Planning Commission Minutes of March 19, 2024 – Item PH-E**

**PH-E Master Case No. 23-013: General Plan Amendment (GPA) No. 23-001, Zoning District Map Amendment (ZCA) No. 23-002, Specific Plan Amendment (SPA) No. 23-001, Tentative Parcel Map 20795 (TPM) No. 23-003, Administrative Site Plan Review (ASP) No. 23-006 and Development Agreement No. (AGR) 23-001 - A request to amend the General Plan land use designation from Residential Planned Community (R-PC) to General Industrial (I-G), a Zoning District Map amendment to amend the zoning designation from Residential Planned Community (R-PC) to Specific Plan (SP), a Specific Plan Amendment to include the project site in the Southwest Industrial Park Specific Plan (SWIP), a Tentative Parcel Map for the consolidation of two (2) parcels into one (1) parcel, and an Administrative Site Plan for the site and architectural review to construct a 33,585 square foot industrial commercial center building within a project site comprised of approximately 1.6 acres, and a Development Agreement including provision for a public benefit fee, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The project will include site improvements of parking, landscaping, and other associated on-site and off-site improvements on approximately 1.6-acre site. The applicant has also prepared a development agreement.**

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report.

The Commission and staff discussed the exterior colors of the project.

The applicant, Chase Partners, was not present at the Planning Commission meeting. Associate Planner Session- Goins stated that the applicant has accepted and agreed with the conditions of approval on their behalf.

No written correspondence was received.

The following individuals spoke in opposition:

- Joaquin Castillejos
- Elizabeth Sena
- Angel Esparza
- Sarah Randall

The Public Hearing was closed.

Additionally, the commission and staff discussed the project's area zone change and truck route of the project.

### **RECOMMENDATION:**

**Based on the information in the staff report and subject to the attached Findings**

and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution PC No. 2024-023, and forward a recommendation to the City Council to:

1. Adopt a resolution approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment (GPA) No.23-001; and,
3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 23-002; and,
4. Adopt an ordinance approving Specific Plan Amendment (SPA) No. 23-001; and,
5. Adopt a resolution approving Tentative Parcel Map No. 20795 (TPM No. 23-003); and,
6. Adopt a resolution approving Administrative Site Plan Review (ASP) No. 23-006; and,
7. Adopt an ordinance approving the Development Agreement (AGR) No. 23-001.

**ACTION:** Motion was made by Commissioner Thrasher and seconded by Secretary Quintana and passed by a vote of 4-0 to approve Public Hearing Item “E”; adopt Resolution PC No. 2024-023; approve Tentative Parcel Map No. 20795 (TPM No. 23-003) and Administrative Site Plan Review (ASP) No. 23-006.

The motion carried by the following vote:

**AYES:** Chair Fort, Secretary Quintana, Commissioners Sangha and Thrasher;  
**NOES:** None; **ABSTAIN:** None. **ABSENT:** Vice Chair Sanchez