

Draft Planning Commission Minutes of October 17, 2023 hearing - item PH-B

PH-B Master Case No. 22-079: General Plan Amendment (GPA) No. 22-007, Specific Plan Amendment (SPA) No. 22-003, Development Agreement (AGR) No. 22-003, Tentative Parcel Map (TPM No. 20638) No. 22-016, Design Review (DRP) No. 22-040, and Final Environmental Impact Report for the development of an industrial commerce building totaling approximately 490,565 square feet within a project site comprised of approximately 18.8 acres.

Vice Chair Sanchez opened Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report and mentioned that staff provided the Commission a separate memo indicating the modification of the project's development agreement.

The commission requested staff to clarify the project's zoning designation and the assigned zoning on the property above the project along Santa Ana Avenue.

The commission and staff also discussed the queuing of the project and the Sustainability Ordinance.

The applicant, Dan Bick, on behalf of Seefried Industrial Properties, Inc., stated that he read and agreed to the Conditions of Approval and thanked the Planning Commission for the opportunity to work and operate within the city and gave a brief description of the proposed project.

Commissioner Sangha complimented the project's nighttime renderings.

Planning Attorney, Steven Deithsch addressed the applicant and asked to confirm his understanding of the alteration of the Draft Development Agreement.

The following individuals spoke in favor:

- Anthony Bolano
- Zach Strasters
- David Mitchel
- Jr. Ortiz

The following individuals spoke in opposition:

- Amy Smith

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-037, and forward a

recommendation to the City Council to:

1. Adopt a resolution to certify the EIR, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment (GPA) No. 22-007; and,
3. Adopt an ordinance approving Specific Plan Amendment (SPA) No. 22-003; and,
4. Adopt an ordinance approving Development Agreement (AGR) No. 22-003; and,
5. Adopt a resolution approving Tentative Parcel Map No. 22-016 (TPM No. 20638) and Design Review No. 22-040 subject to the attached Findings and Conditions of Approval.

ACTION: Motion was made by Commissioner Sangha, seconded by Commissioner Quintana, and passed by a vote of 3-0 to adopt Resolution PC No. 2023-037; approve Master Case No. 22-079; Specific Plan Amendment No. 22-003; Development Agreement No. 22-003, Tentative Parcel Map No. 22-016; Design Review No. 22-040 and Final Environmental Impact Report.

The motion carried by the following vote:

Aye: Vice Chair Sanchez, Commissioners Sangha, and Quintana

Absent: Chair Fort and Secretary Thrasher