

Draft Planning Commission Meeting Minutes March 19, 2024 – Item PH-C

PH-C Master Case No. (MCN) 22-115: General Plan Amendment (GPA) No. 22-009, Zoning District Map Amendment (ZCA) No. 22-009, Tentative Parcel Map No. 22-029 (TPM No. 20834), Design Review (DRP) No. 22-054, and Development Agreement (AGR) No. 23-096 - A request to amend the General Plan land use designation from Community Commercial (C-C) to Light Industrial (I-L), and a Zoning District Map Amendment to amend the zoning designation from Community Commercial (C-1) to Light Industrial (M-1) for approximately 0.9 acres, a Tentative Parcel Map to consolidate twenty-one (21) parcels comprised of approximately 15.8 acres into one parcel, Design Review for the site and architectural review for the development of an industrial commerce building totaling approximately 355,995 square feet within a project site comprised of approximately 15.8 acres, and a Development Agreement to include the payment of a public benefit fee, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Chair Fort opened Public Hearing.

Irene Romero, Associate Planner, presented the staff report.

The Commission and staff discussed the location of the project's employee parking and truck entrances.

Another discussion took place regarding homes near the project site and truck traffic restrictions on Slover and Boyle Avenues.

Lastly, the commission and staff discussed the public benefit fee associated with the project.

City Attorney, Steven Deitsch, noted the memorandum that was provided to the commission and recommended staff amend the current modification to condition of approval #44 by including additional verbiage.

The applicant George Garcia, on behalf of Ownership, stated that he read and agreed to the Conditions of Approval and to the amended modification to condition of approval #44.

The applicant spoke regarding his efforts to reach out to property owners on Oleander Avenue and intentions to use local labor and workforce unions for the construction of the project.

The City Clerk's Department received four (4) written correspondences in opposition of this item.

The following individuals spoke in opposition:

- Elizabeth Sena
- Joaquin Castillejos
- Miguel Munoz

The following individuals spoke in favor:

- Jeffrey Scott
- Jessie Suazo
- Thomas Ruiz
- Brian Ochoa

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-019, and forward a recommendation to the City Council to:

- 1. Adopt a resolution approving the Initial Study/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. 22-009; and,**
- 3. Adopt an ordinance approving Zone District Map Amendment (ZCA) No. 22-009; and,**
- 4. Adopt a resolution approving Tentative Parcel Map No. 22-029 (TPM No. 20834); and,**
- 5. Adopt a resolution approving Design Review No. 22-054; and,**
- 6. Adopt an ordinance approving Development Agreement (AGR) No. 23-096.**

ACTION: Motion was made by Secretary Quintana and seconded by Commissioner Thrasher and passed by a vote of 4-0 to approve Public Hearing Item “C” and adopt Resolution PC No. 2024-019 approve Tentative Parcel Map No. 22-029; Design Review No. 22-054 and Development Agreement (AGR) No. 23-096.

The motion carried by the following vote:

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