

PH-B Master Case No. 21-034; Design Review Project No. 21-003 - A request to review and approve a site and architectural review of an approximately 92,433 concrete tilt-up warehouse building.

Chairperson Fort opened Public Hearing Item B.

Paul Gonzales, Senior Planner provide the staff report.

Staff notified the commission that he did receive two phone calls regarding the project, and also mentioned that he received an opposition letter for which responses were provided.

Applicant Tom Ashcraft read, and agreed to the conditions of approval.

The commission discussed framing and color for the project, and added a condition to the project to "add black framing in between the windows". The applicant agreed to this added condition.

The following individuals spoke in opposition for this item:

Nylan Greco
Jennifer Cardenas
Elizabeth Sena
Janet Bernabe

Andrea Meza
Robert Gonzalez
Jasmine Cunningham
Ana Gonzalez
Janet Meza
Angel Morales

The following individual signed up to speak through e-comment, but was not present when she was called upon:

Cynthia Gonzales

Public Hearing was closed.

A recess was called at 7:00 p.m., and the meeting reconvened at 7:04 p.m.

The commission asked staff to discuss the concerns addressed by the public.

Staff discussed the California Environmental Quality Act (CEQA) Exemption, and he further discussed the Public Hearing Notices that are sent out to the properties surrounding the project within 660 feet. In addition, he discussed other items addressed by the residents and the commission.

The commission and staff further discussed zoning for the project and allowed uses.

The commission and staff discussed impacts to the adjacent elementary school.

The commission and staff discussed accessing the project off of Valley Boulevard.

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 PC No. 2021 - 030, to:

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act and per Section No. 3.18 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, direct staff to file a Notice of Exemption; and,

2. Approve Design Review No. 21-003.

MOTION:

Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt this Public Hearing. The motion carried by the following vote:

Aye: Chairperson Fort, Vice Chair Sangha, Secretary Sanchez, Commissioner Gordon and Commissioner Thrasher