REGULAR MEETING  
THURSDAY, February 24, 2022 – 6:00 P.M.  
WEBEX EVENT

Staff:  
Peter Gilli, Community Development Director  
Kylee Otto, Contract Attorney  
Dara Sanders, Planning Manager  
Jamie Peltier, Senior Planner  
Gene Burse, Senior Planner  
Shaveta Sharma, Contract Planner  
Courtney Deppen, Recording Clerk

The Hearing Officer, Peter Gilli, called the meeting to order at 6:00 PM.

PUBLIC COMMUNICATIONS:  None

CONSENT ITEMS

1. Approval of the Administrative Public Hearing February 10, 2022, Meeting Minutes.

   Recommendation: Approve, as presented.

   Action: The Hearing Officer continued the meeting minutes to the next Director’s Hearing meeting.

FORMAL ITEMS

2. PROJ-15314 – Target Alcohol Use Permit located at 245 South Mills Road.

   Request for an Alcohol Use Permit for a Type 21 Alcohol License for off-site sale of alcohol at an existing market and grocery store at Pacific View Mall on a 2.74 acre site in the C-1A zone with a land use designation of Commerce.

   Recommendation: Approve the Alcohol Use Permit, as conditioned.

   California Environmental Quality Act
   The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 01, Existing Facilities.

   Case Planner: Shaveta Sharma, Contract Planner  
   Applicant: Beth Aboulafia
Action: The Hearing Officer approved PROJ-15314 – Target, as presented and conditioned.

3. PROJ-15315 – Trois Le Fou Alcohol Use Permit located at 4522 Market Street.

Request for an Alcohol Use Permit to amend an existing type 02 (Winegrower) license to add an on-site tasting room and sales within an existing 5,028 square foot building located in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.

Recommendation: Approve the Alcohol Use Permit, as conditioned.

California Environmental Quality Act
The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 01, Existing Facilities.

Case Planner: Gene Burse, Senior Planner
Applicant: Trois Le Fou

Action: The Hearing Officer approved PROJ-15315 – Trois Le Fou, as presented and conditioned.

4. PROJ-15314 – VMSG Veterinary Group Use Permit and Minor Change located at 2199 Sperry Avenue.

Request for a Use Permit and Minor Change to a Planned Development Permit for a medical resonance imaging (MRI) trailer for an existing 15,225 square-foot veterinary clinic on 2.0-acre site in the Manufacturing Planned Development (MPD) zone with a land use designation of Industry.
**Recommendation:** Approve the Use Permit and Minor Change, as conditioned.

**California Environmental Quality Act**  
The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 01, Existing Facilities.

**Case Planner:** Jamie Peltier, Senior Planner  
**Applicant:** VMSG Pet Vet

**SPEAKERS:**  
Staff: Jamie Peltier, Senior Planner  
Applicant: Ben Turner  
Members of Public: None  
Emails: None  
Documents: PowerPoint by Staff  
Ex-Parte Communication: Director Gilli indicated he spoke with the applicant to discuss the process during the stage of amending the zoning ordinance.

**Action:** The Hearing Officer approved PROJ-15314 – VMSG Veterinary Group, as presented and conditioned.

**STAFF COMMUNICATION**

**ADJOURNMENT** – meeting adjourned at 6:15 p.m.