

PLANNING COMMISSION MINUTES

Jane Farkas, Chair
 David Comden, Vice-Chair
 Kara Davis, Commissioner
 Nancy Butler Francis, Commissioner
 Scott McCarty, Commissioner
 Jennifer Miller, Commissioner
 Lucas Zucker, Commissioner

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Antoinette Mann, City Clerk

REGULAR MEETING

WEDNESDAY, JULY 22, 2020 – 6:00 P.M.

WEBEX EVENT

ROLL CALL

Chair Farkas called the meeting to order at 6:07 PM.

PRESENT: Commissioners Francis, McCarty, Miller, Zucker, Vice-Chair Comden and Chair Farkas

ABSENT: Commissioner Davis

STAFF: Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Maruja Clensay, Senior Planner
 Antoinette Mann, City Clerk

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

1. **Approval of the Planning Commission June 24, 2020 Meeting Minutes.**

Recommendation: Approve, as presented.

Vice Chair Comden made a motion to approve the June 24, 2020 Meeting Minutes as presented.

Commissioner McCarty seconded the motion.

Upon call of the roll, the vote of the Planning Commission was as follows:

AYES: Commissioners Francis, McCarty, Miller, Vice Chair Comden and Chair Farkas

NOES: None

RECUSED: None

ABSTAIN: Commissioner Zucker (not present at the 6/24/20 meeting)

ABSENT: Commissioner Davis

City Clerk Mann declared the motion carried 5-0, with Commissioner Zucker abstained and Commissioner Davis absent.

FORMAL ITEM

2. PROJ-10148 – Front Street Mixed-Use Design Review, Warrants, Exceptions, a Coastal Development Permit and a Tentative Tract Map located at 275 S. Laurel Street.

Request for Formal Design Review, Warrants, Exceptions, a Coastal Development Permit and a Tentative Tract Map for the demolition of five commercial industrial buildings and construction of a 3.5-story mixed-use building with 46 condominium units including five low-income affordable units and approximately 6,384-square feet of ground floor commercial with 84 parking spaces on a 35,600-square foot site in the Neighborhood Center (T5.1) zone within the Downtown Specific Plan.

Recommendation:

That the Planning Commission approve:

- a. The Coastal Development Permit, Formal Design Review including Warrants and Exceptions, subject to conditions.
- b. The Tentative Tract Map, subject to conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-fill Development).

Case Planner: Maruja Clensay, Senior Planner

Applicant: Front & Laurel, LC

SPEAKERS

Staff: Peter Gilli, Community Development Director and Maruja Clensay, Senior Planner

Applicant: Nick Deitch, architect (Mainstreet Architects + Planners, Inc.), Sandy Smith, applicant's representative (Sespe Consulting)

Members of Public: Robert Guthrie, Wendy Sauter and Eileen Shaw (*ceded time to Robert Guthrie*), Bill McReynolds, Stephanie Caldwell, Matthew Graczyk, Claudia

Armann, Pete Freeman, Josh Damigo, Judy Alexandre, Allen King, Matty Park, Carol Spector

Emails: Received 30 public comments, these were posted online.

Documents: PowerPoint by Staff and Applicant

Ex-Parte Communication: Vice Chair Comden received an email from the public and forwarded to staff and he also visited the project site; Commissioner Miller had several communications with the members of the community, received emails which she forwarded to staff and attended virtual (via zoom) community discussion where she just listened and took notes, and visited the project site; Commissioner McCarty visited the project site; Commissioner Francis is familiar with the area and drove by the project site today; Chair Farkas informed the Commission that she is familiar with the area and drove by the site on the weekend to give herself a better idea of the surrounding buildings and project's height.

Commissioner Francis made a motion to approve the Planning Commission Resolution No. **CD-2020-13** entitled:

**APPROVING A COASTAL DEVELOPMENT PERMIT,
EXCEPTIONS, WARRANTS AND FORMAL DESIGN
REVIEW FOR THE FRONT STREET MIXED USE PROJECT
LOCATED AT 255-275 LAUREL STREET**

**PROJECT-10148
CASE NOS. ACDP-11-15-31520, E-12-19-53357,
W-1-20-54082, DRC-11-15-31517**

AND

Planning Commission Resolution No. **CD-2020-14** entitled:

**APPROVING A TENTATIVE TRACT MAP FOR THE FRONT
STREET MIXED USE PROJECT LOCATED AT 255-275
LAUREL STREET**

**PROJECT-10148
CASE NO. TTM-12-19-53356**

Commissioner Zucker seconded the motion.

Upon call of the roll, the vote of the Planning Commission was as follows:

AYES: Commissioners Francis, Zucker, Vice-Chair Comden and Chair Farkas

NOES: Commissioners McCarty and Miller

RECUSED: None

ABSTAIN: None

ABSENT: Commissioner Davis

City Clerk Mann declared the motion carried 4-2-0; Commissioners McCarty and Miller dissenting and Commissioner Davis absent.

STAFF COMMUNICATION

Assistant Community Development Director Zayer informed the Commissioners of the upcoming hearings: August 12 cancelled, and August 26 is the next hearing.

Commissioner Francis appreciated Senior Planner Clensay efforts for quickly responding to her last-minute questions about PROJ-10148. Chair Farkas echoed Commissioner Francis sentiment and praised Senior Planner Clensay for a job well done.

Chair Farkas commended the commissioners for a productive discussion and reminded everyone to stay well and healthy.

ADJOURNMENT

There being no further items to discuss on the agenda, meeting is adjourned at 8:42 p.m.