

PLANNING COMMISSION MEETING APRIL 26, 2007 MINUTES

Planning Commissioners Present: Donald Brewer, Rex Clark, Robert Dugan, Gordon Hinkle, Kim

Hoskinson, Audrey Huisking

Planning Commissioners Absent: Sam Cannon

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Mike Isom, Senior Planner

Eileen Bruggeman, Project Planner Chris Kraft, Engineering Manager Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Clark

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Dugan asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Dugan asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF APRIL 12, 2007.

IV-B. CONDITIONAL USE PERMIT – 1431 ROCKY RIDGE DRIVE – NERSP PARCEL 4B, T-MOBILE CELL TOWER – FILE# 2007PL-019 (CUP-000041). The applicant requests approval of a Conditional Use Permit to increase the height of an existing 96-foot tall PG&E transmission tower to 108 feet, and to locate a cellular equipment cabinet within the footprint of the existing tower. Project Applicant: John Yu, T-Mobile. Property Owner: John L. Sullivan, Sullivan Auto Group. (Wiley)

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Huisking, Brewer, Hinkle, Hoskinson, Clark, Dugan

Noes:

Abstain: Commissioner Clark abstained from the minutes of April 12, 2007 due to his absence from the

meeting.

OLD BUSINESS

<u>B250 SIERRA COLLEGE BOULEVARD (DOUGLAS RIDGE MODIFICATION) FILE# 2005PL-127 (DRP-000080, LLA-000039 & AP-000162).</u> The applicant requests approval of a Design Review Permit Modification (DRPMOD) to allow the construction of two (2) four-story office buildings, where five (5) one- to two-story flex-office buildings were previously approved (one two-story building has since been constructed). The previously approved flex-office center was a total of 121,100 square feet. The proposed office complex (inclusive of the existing two-story office building) will be a total of 180,202 square feet, resulting in a net increase of 59,102 square feet; a Lot Line

Adjustment to modify four (4) parcel boundaries to correspond to the revised building locations; and an Administrative Permit to authorize a parking reduction based on net leased office space. Project Applicant: Borges Architectural Group, Inc., Adam Lehner. Property Owner: Tanner Industries, John Tanner. (Bruggeman) THIS ITEM WAS CONTINUED FROM THE MEETING OF APRIL 12. 2007.

Project Planner, Eileen Bruggeman, presented the staff report and responded to questions.

Chair Dugan opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Adam Lehner, Borges Architectural Group, 1508 Eureka Rd, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Restaurants not planned for this project;
- Loading zone location for Building B;
- Addition of loading zone to Building C;
- Public Art in Plaza area to be determined:
- Review of parking requirements for this project;
- Project is an improvement to the area;
- Number of underground parking spaces;
- Review of Condition 3 (parking) for Administrative Permit.

No comment from the public.

Chair Dugan closed the public hearing and asked for a motion.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Huisking, to Adopt the Mitigated Negative Declaration; Adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification with thirty (31) conditions of approval; Approve the Lot Line Adjustment with ten (10) conditions of approval; Adopt the two (2) findings of fact for the Administrative Permit; and Approve the Administrative Permit with three (3) conditions of approval as submitted in the Staff Report and as modified below.

DRP-000080

31. <u>Building C shall incorporate a temporary loading/delivery area near the front entrance to the</u> satisfaction of the Planning & Redevelopment Department. (Planning)

The motion passed with the following vote:

Ayes: Hoskinson, Huisking, Brewer, Hinkle, Clark, Dugan

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. Appointment of Representative and Alternate Representative to the Community Design Visioning Committee (CDVC).

Senior Planner Mike Isom reviewed the vision and goals for the committee.

Commissioner Brewer nominated Commissioner Clark for the position of Planning Commission Representative to the Community Design Visioning Committee (CDVC), which was seconded by Commissioner Hinkle.

The motion was approved by consensus.

Commissioner Clark nominated Commissioner Brewer for the position of Planning Commission Alternate Representative to the Community Design Visioning Committee (CDVC), which was seconded by Commissioner Hinkle.

The motion was approved by consensus.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of May 10, 2007. The motion passed unanimously at 7:27 PM.