



Agenda Item No.: 24.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 13, 2015

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT: GPA-57029 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CRYSTAL VENTURE CAPITAL FUND IA, LLC - For possible action on a
request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: SC
(SERVICE CENTER) on 0.45 acres located on the east side of San Jose Avenue 100 feet
north of Sahara Avenue. HEARINGS 162-02-811-155, 156, 157 and 163), Ward 3 (Coffin) [PRJ-56817].
Staff recommends APPROVAL.

C.C.: 2/18/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-57029, ZON-57030 and SDR-57031 [PRJ-56817]
3. Supporting Documentation - GPA-57029, ZON-57030 and SDR-57031 [PRJ-56817]
4. Photo(s) - GPA-57029, ZON-57030 and SDR-57031 [PRJ-56817]
5. Justification Letter - GPA-57029, ZON-57030 and SDR-57031 [PRJ-56817]
6. Protest Postcard
7. Submitted after Final Agenda - Protest/Support Postcards

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, TODD L. MOODY,
RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-GUS FLANGAS);
(Did Not Vote-None); (Excused-None)

NOTE: CHAIR FLANGAS disclosed that the applicant's representative is a client of his law
firm; therefore, out of abundance of caution, he will be abstaining on Items 24-26.

Minutes:

VICE CHAIR MOODY declared the Public Hearing open for Items 24-26.

PLANNING COMMISSION MEETING OF: JANUARY 13, 2015

PETER LOWENSTEIN, Planning Supervisor, explained that a total of nine parcels zoned for residential use are being proposed to be remapped into one parcel for the commercial development of a restaurant with a drive-thru. The proposed applications are compatible with the existing adjacent SC (Service-Commercial) designations and C-1 (Limited Commercial) zoning districts along Sahara Avenue. This use is permitted within the proposed C-1 zoning district as the parcel is adjacent to a primary arterial roadway; therefore, this type of development is appropriately located. The proposed restaurant with drive-thru is being developed as a stand-alone project and has met all minimum requirements. Staff recommended approval.

GEORGE GARCIA, GC Garcia, 1055 Whitney Ranch Drive, concurred with staff's recommendations and conditions.

COMMISSIONER SCHLOTTMAN noted that he met with the applicant where he explained that the site plan was redesigned to accommodate the proposed project. He was pleased with the proposed landscaping and would support the project.

VICE CHAIR MOONEY declared the Public Hearing closed for Items 24-26.

