

**Planning Commission
Special Meeting
of
JANUARY 19, 2023**

1. OPENING

Tonight's meeting was called to order by 2022 Vice Chair Kushner at 6:02pm.

2. PLEDGE OF ALLEGIANCE

Commissioner Bhandal led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Friday, January 13, 2023 at 12:52pm.

Attendee Name	Title	Status
Manny Bhandal	Planning Commissioner	Present
Annedore Kushner	Planning Commissioner	Present
Stefanie Elle	Planning Commissioner	Present
Adriana Leongardt	Planning Commissioner	Present
Joan Lewis	Planning Commissioner	Present
Michelle Montez	Planning Commissioner	Present
Kelly Ramirez	Planning Commissioner	Present

4. ELECT CHAIR AND VICE CHAIR FOR 2023

Motion made by Commissioner Elle to elect Commissioner Bhandal as Planning Commission Chair; seconded by Commissioner Kushner.

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Stephanie Elle, Planning Commissioner
SECONDER:	Annedore Kushner, Planning Commissioner
AYES:	Bhandal, Kushner, Elle, Leongardt, Lewis, Montez, Ramirez

Motion made by Commissioner Elle to elect Commissioner Kushner as Planning Commission Vice Chair; seconded by Chair Bhandal.

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Stephanie Elle, Planning Commissioner
SECONDER:	Manny Bhandal, Planning Commissioner
AYES:	Bhandal, Kushner, Elle, Leongardt, Lewis, Montez, Ramirez

5. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There being no speakers, Chair Bhandal closed public comment for items not on the agenda.

6. CONSENT AGENDA

Motion made by Chair Bhandal; seconded by Vice Chair Kushner to approve the consent agenda.

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Manny Bhandal, Chair
SECONDER:	Annedore Kushner, Vice Chair
AYES:	Bhandal, Kushner, Elle, Leongardt, Lewis, Montez, Ramirez

7. PUBLIC HEARINGS

7.1 Proposed Tentative Map to divide 6855 Camino Arroyo into two parcels, Application No. TM 22-05

1. Staff Report:

Senior Planner Tambornini presented the staff report.

2. Public Comment:

Chair Bhandal opened the item for public comment.

There being no speakers, Chair Bhandal closed public comment

3. Planning Commission Disclosure of Ex-Parte Communications

None

4. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Recommend that the City Council, based on its independent analysis, determine that the proposed Tentative Map is exempt from further environmental review and qualifies for the State CEQA Guidelines Class 15 Exemption, Minor Land Divisions, because the proposed subdivision results in less than four parcels, is in conformance with the City's General Plan and Zoning, seeks no exceptions or variances, and all services and access to the resulting parcels is available.

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Manny Bhandal, Chairperson
SECONDER:	Stephanie Elle, Planning Commissioner
AYES:	Bhandal, Kushner, Elle, Leongardt, Lewis, Montez, Ramirez

- b) Adopt a resolution recommending that the City Council approve the proposed tentative map to divide the property known as APN 841-70-045 into two separate parcels.

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Annedore Kushner, Vice Chair
SECONDER:	Adriana Leongardt, Planning Commissioner
AYES:	Bhandal, Kushner, Elle, Leongardt, Lewis, Montez, Ramirez

7.2 Electronic Billboard Ordinance and Initial Study/Mitigated Negative Declaration (IS/MND) (Z 18-04)

1. Staff Report:
Customer Service Manager McCormick presented the staff report.
2. Public Comment:

Chair Bhandal opened the item to public comments.

Mike Conrotto, the project applicant, provided additional information about the project to the Planning Commission.

Sean Marciniak, the project applicant's Outfront Media representative, provided additional information about the project to the Planning Commission.

Jeff McCuen, the project applicant's Outfront Media representative, provided additional information about the project to the Planning Commission.

Dr. Paul Lynam provided a public comment.

Connie Rogers provided a public comment.

Ron Kirkish provided a public comment.

There being no further speakers, Chair Bhandal closed the item to public comments.

3. Planning Commission Disclosure of Ex-Parte Communications

None.

4. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Recommend that the City Council adopt the Mitigated Negative Declaration (MND), based on its independent analysis that MND was completed in compliance with the California Environmental Quality Act (CEQA); find that there is no substantial evidence that the project will have a significant effect on the environment; and that the MND reflects the City's independent judgment and analysis; and
- b) Adopt a resolution recommending that the City Council adopt an ordinance (Z 18-04), approving changes to Section 30.37.30 (Prohibited Signs), Section 30.37.50 (Commercial and Industrial Districts), and Section 30.37.51 (Freeway Oriented Signs) and creating a new Zoning Ordinance Article LV (Electronic Billboards

5. Alternative Action:

Motion made by Commissioner Elle; seconded by Vice Chair Kushner to continue item 7.2 to February 2, 2023 regular Planning Commission meeting.

RESULT:	APPROVE [4 TO 3]
MOVER:	Stephanie Elle, Planning Commissioner
SECONDER:	Adriana Leongardt, Planning Commissioner
AYES:	Kushner, Elle, Leongardt, Montez
NAYS:	Bhandal, Lewis, Ramirez

8. NEW BUSINESS

8.1 Planning Commissioner Training.

City Attorney Faber and Assistant City Attorney Houston provided training to commissioners and addressed questions.

9. INFORMATIONAL ITEMS

9.1 Planning Division Staff Approvals

Community Development Director Goei and Senior Planner Tambornini answered comments/questions from the Planning Commission.

10. PLANNING DIVISION REPORT

Community Development Director Goei introduced new Planning Technician Ariana Fabian.

11. ASSISTANT CITY ATTORNEY REPORT

None.

12. ADJOURNMENT to the Next Meeting of February 2, 2023 at 6:00 P.M.

Chair Bhandal adjourned the meeting at 9:21 P.M.

Ariana Fabian

Ariana Fabian, Planning Technician