

MINUTES OF THE PLANNING COMMISSION MEETING  
June 5, 2008

Chairman Mukai called the meeting to order at 6:30 p.m.

Commissioners Present: Mukai, Monis, Parra, Fernandez,  
Mellon (present at 6:37 p.m.)

City Staff Present: Planning Consultant Bruce O'Neal, Development  
Director Randy Deaver, City Attorney Scott Cross,  
and Planning Secretary Tammy Stone

**Approval of the Minutes of Planning Commission Meeting of April 3, 2008:**

A motion was made by Commissioner Parra to approve the minutes of April 3, 2008 seconded by Commissioner Monis and passed by 4-0-0-1.

**Public Presentation**

No one present.

**Public Hearing to Consider Rezone No. 08-10 (Camacho) for Two Lots Located on the East side of 6<sup>th</sup> Street Between Main and Fresno Streets (APNs 343-212-12 and 15).**

Staff report by Planning Consultant, Bruce O'Neal recommending approval of the Request for Rezone for two existing lots on the Eastside of 6<sup>th</sup> Street, south of Main and Fresno Streets. This area is designated for high density residential in the General Plan. The current zoning is R-1-6 with a proposal to Rezone to R-2 for a total of two units on each lot.

Bruce O'Neal advises the Commission that Site Plan 08-02 is proposed and has not been approved by staff. The Site Plan has been provided for Planning Commission's information. Several concerns have been raised internally regarding the Site Plan Review and have been included. Mr. O'Neal advises that the Site Plan can be brought back before the Planning Commission as a condition of the approval of the Rezone.

Commissioner Mellon is now present at 6:37 p.m.

Christina Carrillo of 220 S. 6<sup>th</sup> Street is present and expresses concerns regarding the project as to the parking. Ms. Carrillo spoke to some of the residents in the existing apartments and they did not understand the Notice of Public Hearing as they are primarily Spanish speakers.

A motion was made by Commissioner Parra and seconded by Commissioner Mellon to approve the Rezone No 08-01, with the condition that the Planning Commission has Site Plan approval and the Motion was passed by 5-0-0-0 vote.

Randy Deaver suggested that the Public Hearing Notice for the Site Plan Review be translated into Spanish and sent to the residents within 300' of the project.

Bruce O'Neal advises that the separate notice for the City Council meeting which will likely be on July 1<sup>st</sup> can also be sent in Spanish. Mr. O'Neal advises that pursuant to a recent court case, the notice to the council must include the Planning Commission's recommendation, which effectively creates a 3-4 week time lapse between the meetings.

Randy Deaver indicates that Ms. Carrillo brought to his attention that the Notice of Public Hearing for tonight's meeting has the time for the meeting at 7:00 p.m. instead of 6:30 p.m. Additional members of the community are now present.

Chairman Mukai re-opens the hearing for comments from the public.

Ted Escalante 22051 Oak Hill Lane, General Contractor for Mr. Camacho present and comments regarding parking issues and the applicant's willingness to work with the City to resolve the concerns.

Michelle Lewis, 216 S. 6<sup>th</sup> Street, is present and comments regarding parking.

**Communications:**

Bruce O'Neal states that the Zoning Ordinance is ready to come back in July for Public Hearing.

Commissioner Mellon will be out of town from July 6 to August 7. Commissioner Parra will be on vacation from June 24<sup>th</sup> to July 7<sup>th</sup>.

Bruce O'Neal suggests the Commission consider a special meeting in July as well as one in August because it may take two meetings to review the document.

The Planning Commission agreed that a Special Meeting for Public Hearing is to be held on July 10<sup>th</sup> and August 21<sup>st</sup> regarding the Zoning Ordinance.

Randy Deaver advised that the Tashjian Towers on South Temperance Avenue was approved and approval was sent out. Mr. Deaver advised that Tashjian Towers manufacture surveillance towers and will employ approximately 25 employees.

Jose Tinoco, Rock Solid Real Estate is present and comments regarding the project's zoning.

Comments regarding the time of the meetings for Planning Commission and City Council.

Comments regarding South and Goldenstate property. Bruce O'Neal spoke with the owner previously regarding possible annexation with a Conditional Use Permit being required.

No other business was discussed and the meeting was adjourned at 7:26 p.m.

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Planning Secretary

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Chairman Mukai