



AGENDA
Thursday, December 10, 2015 – 7:00 P.M.

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

None

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2015-11377**
Location: 2277, 2265 El Camino Real and 1625 Los Padres Boulevard. Three parcels totaling an approximately 0.74 acre project site. The project site is located at the northeast corner of El Camino Real and Los Padres Boulevard and extends eastward along El Camino north along Los Padres approximately 130 feet in each direction. APN(s): 224-15-034, 031, 017; the properties are zoned CT (Thoroughfare Commercial).
Applicant: Paul Bosman
Owner: Oakland Realty Loan Service, Inc.
Subject: **Use Permit** to allow a drive-thru proposed for a new 4,629 square foot multi-tenant commercial building (*Continued from December 9, 2015 Planning Commission Meeting*)
CEQA Determination: Categorical Exemption per section 15332, In-Fill Development Projects
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

8.B. File No.(s): **PLN2015-11204**
Location: 2950 Lakeside Drive, a 1.70-acre site located on the west side of Lakeside Drive approximately 270 feet north of Tannery Way; APN: 216-30-047; property is zoned Light Industrial (ML)
Applicant: Rashik Patel, VP Development
Owner: M9 Dev, LLC
Request: **Use Permit** to allow a 7-story hotel with 188 rooms
CEQA Determination: Categorically Exempt per Sec 15332, In-Fill Development Project
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

8.C. File No.(s): **PLN2015-11231 and CEQ2015-01197**
Location: 100 N. Winchester Boulevard, a 1.86-acre project site on the west side of N. Winchester Boulevard approximately 350 feet south of Pruneridge Avenue; APN: 303-16-073; property is zoned General Office (OG)
Applicant: USA Properties Fund, Inc.
Owner: Santana Atrium Prof Center LLC/ Rubicon Investments
Request: **General Plan Amendment** from Regional Commercial to High Density Residential, and **Rezone** from OG-General Office to PD-Planned Development to allow the development of 92 unit senior apartment; **Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**
CEQA Determination: Mitigated negative Declaration
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

9. OTHER BUSINESS

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, January 9, 2015 at 7:00 p.m.

Prepared by: *Gloria Sciara* Approved by: *Kevin L. Riley*
Gloria Sciara, AICP Kevin L. Riley
Development Review Officer Director of Planning & Inspection

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