



AGENDA
Wednesday, May 11, 2016 – 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.

- **Item 8.B. PLN2015-11469 – 1627 Monroe Street**

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.

- 7.A. Planning Commission Minutes of April 27, 2016.**

7.B. Planning Commission Budget for Fiscal Year 2016-2017

7.C. File No.(s): **PLN2015-10990**
Location: 2981 Mead Avenue, 1.95 acre site, located at the northeast corner of Mead Avenue and Uranium Drive; APN: 216-28-091; property is zoned (ML) Light Industrial
Applicant: Nan Li for World Champions Table Tennis Academy
Owner: Mead Associates
Subject: **Twelve-month Review** of an approved Use Permit to allow private training center
CEQA Determination: Review is not a project under CEQA
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Note and file report

7.D. File No.(s): **PLN2015-10923**
Location: 3240 El Camino Real, an approximately 13,300 square foot lot, located on the south side of El Camino Real, approximately 150 feet east of Pomeroy Avenue, APN: 290-03-084
Applicant/Owner: Tong Soon Gardens
Request: **Twelve-month Review** of an approved Use Permit allowing the sale of beer, wine and distilled spirits (ABC License Type 47) in conjunction with full food service at Tong Soon Gardens Restaurant
CEQA Determination: Review is not a project under CEQA
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Note and file report

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2013-09661**
Location: 3465 Homestead Road, an approximately 0.40 acre site located at the northeast corner of Homestead Road and Bing Drive, APN: 290-23-065
Applicant: Shang Chun Hsia
Owner: Jack-in-the-Box Restaurant
Request: **Fourth Six-month review** of Use Permit Amendment allowing extended operating hours from 6:00 a.m. to 3:00 a.m. daily at an existing drive-thru restaurant and continuation of the extended hours for the next six months
CEQA Determination: Review is not a project under CEQA
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Note and file report

8.B. File No.(s): **PLN2015-11469**
Location: 1627 Monroe Street, a 10,965 square foot vacant parcel located on the east side of Monroe Street, 125 feet north of Civic Center Drive, APN: 224-26-062; Property is zoned Single Family Residential (R1-6L)
Applicant: Samir Sharma
Owner: 1627 Monroe LLC
Request: **Rezone** from Single Family Residential (R1-6L) to Planned Development (PD) to allow a three-unit Planned Development
CEQA Determination: Categorically Exempt per CEQA Section 15332 – In-Fill Development Projects
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: Recommend City Council approval, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

- i. Announcements/Other Items**
- ii. Report of the Director of Planning and Inspection**
 - City Council Actions
- iii. Commission/Board Liaison and Committee Reports**
 - Appointment of Board or Committee assignments
 - Architectural Committee
- iv. Commission Activities**
 - Reports on Commissioner Travel and Training
- v. Upcoming agenda items**
 - Commissioner Requests to Attend Training

10. ADJOURNMENT

Adjourn. The next Planning Commission meeting will be held on Wednesday, May 25, 2016 at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved by: 
for Sharon Goel
Acting Director of Planning & Inspection

I:\PLANNING\2016\PC 2016\05.11.2016\PC Agenda 05.11.16.Doc