



**MINUTES**  
**PLANNING COMMISSION**  
**SPECIAL MEETING – 4:30 P.M.**  
**Wednesday, January 27, 2021**  
**Virtual Meeting**

1. **ROLL CALL** – Chair Olivas called the meeting to order at 4:30 p.m.  
**Present:** Commissioners Nanney, Barar, Lyon, Coher, Delgado, Wendler, Vice-Chair Coppess, Chair Olivas  
**Excused Absent:** None  
**Staff:** David Reyes, Jennifer Paige, Theresa Fuentes, David Sanchez, Kristen Johnston, Luis Rocha, Andre Sahakian
2. **APPROVAL OF MINUTES**
  - A. **December 17, 2020** - Commissioner Nanney moved approval of the December 17, 2020 Meeting Minutes. Seconded by Commissioner Lyon. Minutes approved 5-0. Commissioner Barar and Delgado abstained.
3. **DIRECTOR'S REPORT**
  - No update
4. **PUBLIC HEARING**
  - A. **Conditional Use Permit #6831: 590 S. Fair Oaks**

To allow the construction of a 99,800 square-foot, four-story office building and two-level subterranean parking garage, with a proposed height of 62 feet encompassing five contiguous parcels; Minor Conditional Use permits to allow tandem and triple stack parking, and shared parking.

It is Recommended that the Planning Commission:

    - 1) Recommend that the City Council find that the Initial Study and EIR prepared for the project site under MCUP #5078 is in compliance with the California Environmental Quality Act (CEQA) and adopted by the Hearing Officer on September 15, 2009. An addendum to the IS/EIR has been prepared analyzing the revised project is in compliance with Section 15164 (Addendum to an EIR or Negative Declaration) of the CEQA guidelines (Title 14, Chapter 3, Article 11). The addendum found that the project revisions will not result in any potentially significant impacts that were not already analyzed;
    - 2) Recommend that the City Council find that the Findings of Consistency with the General Plan in Attachment A to approve Conditional Use Permit #6831 with Conditions of Approval in Attachment B;
    - 3) Recommend that the City Council find that the proposed Text Amendment to the South Fair Oaks Specific Plan and Zoning Code Amendment are in conformance with the goals, policies, and objectives of the General Plan;
    - 4) Recommend that the City Council find that the proposed Text Amendment to the

South Fair Oaks Specific Plan and Zoning Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and, therefore,

- 5) Recommend that the City Council approve Conditional Use Permit #6831 and the proposed Text Amendment to the South Fair Oaks Specific Plan and Zoning Code Amendment as outlined in this report.

Case Manager: Kristen Johnston

#### **Motion**

Commissioner Coher moved staff recommendation with the following conditions added by Commissioner Lyon and Delgado: 1) install “no left turn” signs from westbound California onto Edmondson Alley; 2) have the applicant do an as built study. 24 months after certificate of occupancy is issued to document traffic conditions; and 3) have the Design Commission pay particular attention to the locations of the open space and its relationship to the vehicular parking ramp. Seconded by Commissioner Wendler. Motion approved 8-0.

#### **B. Zoning Code Amendments to Update the Affordable Housing Concession Menu for Density Bonus Projects**

Staff will provide a one-year review on the implementation of the recently amended Inclusionary Housing Ordinance and Affordable Housing Concession Menu (“Menu”), and provide recommendations for further amendments to the Menu to clarify intent and improve implementation.

It is recommended that the Planning Commission:

- 1) Find that the Zoning Code Amendments are exempt from the California Environmental Quality Act;
- 2) Adopt the required findings for the Zoning Code Amendments; and
- 3) Recommend that the City Council approve the Zoning Code Amendments as presented to the Planning Commission.

Case Manager: Andre Sahakian

#### **Public Comment**

- Richard McDonald
- Nina Chomsky

#### **Motion**

Commissioner Wendler moved staff recommendation. Seconded by Commissioner Lyon. Motion approved 8-0.

### **5. COMMENTS AND REPORTS FROM COMMITTEES**

- A. **Design Commission** – Commissioner Barar updated the commission on the meeting from 1/26/21.
- B. **Board of Zoning Appeals** – Vice-Chair Coppess and Commissioner Coher updated the commission on the meeting from 1/21/21.

### **6. COMMENTS AND REPORTS FROM COMMISSIONERS**

- Chair Olivas requested to start the meetings at 5:30pm. This was agreed to by Director Reyes.

- Commissioner Delgado thanked the City for their handling of COVID vaccination clinic.

**7. ADJOURNMENT** – Chair Olivas adjourned the meeting at approximately 7:05 p.m.

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David Sanchez, Principal Planner

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Tess Varsh, Recording Secretary

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