AGENDA FOR THE REGULAR MEETING OF THE
PLANNING COMMISSION
FEBRUARY 20, 2019
6:30 P.M.
IRWINDELCE CITY HALL / COUNCIL CHAMBER

Spontaneous Communications: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. The Planning Commission will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may request from staff to investigate and/or schedule certain matters for consideration at a future Commission or City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a Commission meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Planning Department Counter, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).
Code of Ethics

As City of Irwindale Planning Commissioners, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Commissioner.

These things we hereby pledge to do in the interest and purposes for which our government has been established.
A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. INVOCATION

D. ROLL CALL: Commissioners: Enoch Y. Burrola, Loretta Corpis, Robert E. Hartman; Vice-Chair Richard Chico; Chair Arthur R. Tapia

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 2 minutes and each subject limited to 6 minutes, unless such time limits are extended.

1. CONSENT CALENDAR

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the Commission requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

A. Minutes

   Recommendation: Approve the following minutes:

1. December 19, 2018
2. January 30, 2019

2. NEW BUSINESS

3. PUBLIC HEARINGS

4. DISCUSSION ITEMS/PRESENTATIONS

A. Recognition of Cathy Huicochea – Employee Extraordinaire; Unsung Hero of Community Development; and All-Around Great Person!
B. Metro Presentation on Micro Mobility
C. Development Project Update
D. Filling of the Manning Pit

5. COMMISSIONER COMMENTS

6. LEGAL COUNSEL COMMENTS
AFFIDAVIT OF POSTING

I, Cathy Huicochea, Administrative Secretary, certify that I caused the agenda for the regular meeting of the Irwindale Planning Commission to be held on February 20, 2019 to be posted at the City Hall, Library, and Post Office on February 14, 2019.

Cathy Huicochea
Cathy Huicochea
Administrative Secretary
The Irwindale PLANNING COMMISSION met in regular session at the above time and place.

ROLL CALL: Present: Commissioners Enoch Burrola, Richard Chico; Robert E. Hartman; Vice Chair Loretta Corpis, Chair Arthur R. Tapia

Also present: Marilyn Simpson, Community Development Manager/City Planner; Brandi Jones, Senior Planner; Adrian Guerra, Assistant City Attorney; Cathy Huicochea, Administrative Secretary

CHAIR TAPIA Chair Tapia took the opportunity to congratulate Vice-Chair Corpis and Commissioner Hartman on their reappointments. He looked forward to continue working with them during the coming year and expressed his appreciation for their hard work, dedication and looking out for the best interests of the City. He also spoke about the importance of the Commission’s role to continue representing the City with integrity, good ethics, camaraderie, and setting an example for future generations of commissioners.

SPONTANEOUS COMMUNICATIONS There were no speakers.

CONSENT CALENDAR A motion was made by Commissioner Chico, seconded by Vice-Chair Corpis, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 1A MINUTES The following minutes were approved as presented:

1) Regular meeting held October 17, 2018.

NEW BUSINESS None.

PUBLIC HEARINGS

ITEM NO. 3A ZONE CHANGE NO. 02-2018 (CITY OF IRWINDALE)

SENIOR PLANNER BRANDI JONES Senior Planner Jones reported this is a request for a Zone Change to rezone two (2) parcels currently zoned M-1 (Light Manufacturing) to M-2 (Heavy Manufacturing). The proposal was intended to ensure consistent zoning throughout the subject property for future development. The two (2) parcels are part of an assemblage of four (4) parcels currently under discretionary review. Staff found during their research for the zoning map cleanup that two (2) of the four (4) parcels are zoned M-2 and implications of dual zoning may affect the proposed design of a future development.
The following information was included in the presentation:

- Background and zoning history of the subject property;
- Project description;
- General Plan designation;
- Environmental review;
- Staff’s analysis and findings of fact to support staff’s recommendation of approval to the City Council.

Senior Planner Jones completed her report and stated staff’s recommendation is that the Planning Commission take the following action:

1. Adopt Resolution No. 757(18) recommending that the City Council approve Zone Change No. 02-2018, an ordinance to re-zone two (2) parcels at 5010 Azusa Canyon Road from M-1 (Light Manufacturing) to M-2 (Heavy Manufacturing).

Alternative Actions:

2. Request that staff prepare a resolution of denial based on recommended findings of fact to be brought back at the next regularly scheduled Planning Commission meeting for adoption; OR

3. Request that staff revise the project and continue the hearing to a date certain.

The floor was opened for inquiries for staff.

CHAIR TAPIA

Responding to an inquiry by Chair Tapia, Senior Planner Jones described the distinction of uses for both zones and indicated that the majority of M-2 zoned uses listed in the zoning code are rarely requested and not seen as much.

COMMISSIONER BURROLA

Commissioner Burrola asked if the requested zone change had to do with any planned development. Senior Planner Jones replied that a proposal had been received for development of two (2) speculative industrial buildings. The primary reason for the requested zone change was due to discrepancies reflected on the current zoning map and discrepancies between the previously adopted ordinances included in the agenda report. She referred to the zoning of surrounding parcels and based on the latest information available, staff’s assumption was that all parcels on the east side of Azusa Canyon Road were zoned M-1. Previous maps reflected that the parcels had been zoned M-1 when they should have in fact been zoned M-2.
Responding to another inquiry by Commissioner Burrola on the General Plan zoning designation, Senior Planner Jones replied that the 2008 General Plan is still followed and the General Plan designation is Industrial Business Park, which is consistent with the M-1 and M-2 zones.

CHAIR TAPIA

Responding to an inquiry by Chair Tapia regarding split zones, Senior Planner Jones indicated it is actually best when a development has one overall zoning designation because split zones are harder to interpret. Chair Tapia suggested the possibility of rezoning all remaining M-1 zoned parcels east of Azusa Canyon Road to M-2, which seemed to be the intent with the adoption of Ordinance No. 198. He also believed that M-2 zoned properties are inclined to be more attractive and appealing to a variety of manufacturing uses.

VICE-CHAIR CORPIS

Vice-Chair Corpis asked why the request is to change the zoning from M-1 to M-2 and not M-2 to M-1. Senior Planner Jones replied it is because the majority of the street is already zoned M-2. There was also a question regarding development standards for both zones. Senior Planner Jones explained that aside from the few uses permitted in both zones, the primary difference with regard to development standards are the height requirements.

Vice-Chair Corpis stated that M-2 zoned uses appear more aggressive than M-1 zoned uses and although the majority of Azusa Canyon Road is zoned M-2, she had trouble understanding why only the two (2) parcels should be rezoned rather than the remaining M-1 zoned parcels on the street. She also asked if rezoning the two (2) parcels would be a requirement for the proposed development. Senior Planner Jones replied it was not required but it would be beneficial for development standards.

COMMISSIONER HARTMAN

Commissioner Hartman agreed with Chair Tapia’s observation that M-2 zoned properties are more attractive to a wider range of uses. Responding to an inquiry regarding the proposed development, Senior Planner Jones stated that staff is unaware of who the tenant will be, which is typical for many industrial developments. She noted that by rezoning the two (2) parcels to M-2, the developer can consider a wider variety of uses to occupy the building in the future.

CHAIR TAPIA

Chair Tapia shared his understanding that if the proposed zone change was not approved, any potential use for a development on the two (2) parcels would need to be compatible with the M-1 zone. He asked whether or not a future use could bypass the Planning Commission and be processed administratively if the zone change was approved. Senior Planner Jones replied that if the zone change was approved and adopted by the City Council, any future use permitted by right in the M-2 zone could be approved administratively.
for an occupancy permit and business license. If a future use was not permitted by right, a conditional use permit would be required.

COMMISSIONER CHICO

Responding to an inquiry by Commissioner Chico, Senior Planner Jones explained why the City and not the developer was the applicant for this request, which was due to an error by the City. Commissioner Chico expressed appreciation for the zoning map cleanup but believed the Commission would be providing a type of unknown favor that might not be necessary. He disagreed it was a City error since there were no apparent complaints with the existing zoning.

COMMISSIONER BURROLA

Commissioner Burrola asked if Ordinance No. 281 should supersede Ordinance No. 198, or should be disregarded altogether since it had been approved in error. Assistant City Attorney Guerra indicated the problem is both ordinances are inconsistent and since it was unclear which ordinance should govern the property, a decision was made to propose a new zone change.

CHAIR TAPIA

Chair Tapia stated he was unsure which of the two zones would be most beneficial to the City or to a future applicant, and although he acknowledged staff’s position for consistency, he too questioned the inconsistencies and recognized the Commission’s hesitation and uncertainty.

VICE-CHAIR CORPIS

Vice-Chair Corpis asked if there were any minutes available to explain why the Planning Commission recommended approval Ordinance No. 281. Senior Planner Jones stated staff was unaware if any records existed other than the ordinance. Vice-Chair Corpis replied that having a record of what took place would be helpful if any actually exist.

CHAIR TAPIA

Chair Tapia agreed with Vice-Chair Corpis’ point of view and although he supported staff’s effort for consistency, he too indicated that if documentation does exist it should be provided for the Commission’s review.

VICE-CHAIR CORPIS

Vice-Chair Corpis stated her main concern was in understanding why the subject property in Ordinance No. 281 had been rezoned in the first place and if an assumption can be made it was done in error and to revert back to Ordinance No. 198.

OPEN PUBLIC HEARING

At 6:59pm, Chair Tapia opened the public hearing.

CLOSE PUBLIC HEARING

Seeing no public input, Chair Tapia closed the public hearing at 6:59pm and the floor was opened for additional discussion.
COMMISSIONER BURROLA

Commissioner Burrola stated in light of the inconsistencies, it seemed odd to take action on one zone change rather than focus on other parcels that might also benefit from being rezoned to M-2 for consistency. Senior Planner Jones explained there were four (4) parcels in question but only two were being recommended for a zone change at this time. Other parcels currently zoned M-1 were unrelated and under different ownership and no other zone change proposals had been received.

CHAIR TAPIA

Chair Tapia restated his stance on the inconsistencies and indicated that it should be addressed. He suggested staff bring the item back with additional information and in the future the Commission can review other parcels that might benefit the City and property owners by being rezoned.

SENIOR PLANNER JONES

Senior Planner Jones indicated that when the City was incorporated, it continued to adhere with the County’s zoning. Staff could research what existed before incorporation, which may explain why properties were zoned the way they were by the County. She also indicated that rezoning other parcels on Azusa Canyon Road from M-1 to M-2 would require the permission of property owners, which they may not grant. Lastly, staff will search for any existing minutes or other records pertaining to the two ordinances.

COMMISSIONER CHICO

Commissioner Chico gave his assurance that if M-1 zoned property owners were ever approached to rezone their properties at no charge, they would be 100% in favor. Commissioner Hartman questioned if rezoning the properties would give property owners an incentive to increase rent. Commissioner Chico agreed it could be an incentive but rent increases could not be prevented, regardless of zoning.

ASSISTANT CITY ATTORNEY GUERRA

Assistant City Attorney Guerra proposed the following options for consideration:

1. Continue the item to a date certain to assess staff’s findings. The same ordinance would essentially be brought back with further information.

2. Continue the item indefinitely to a date uncertain and have staff bring back information for a study session. Other parcels can be reviewed in addition to the two (2) parcels in question. Staff would then receive direction and return with an ordinance that addresses everything altogether.

The consensus was to proceed with a study session and the floor was opened for a motion.
SENIOR PLANNER JONES  

Senior Planner Jones stated there were multiple areas for cleanup and asked whether to include them in the study session. Assistant City Attorney Guerra indicated it would be at the discretion of the Commission and agreed it was a good idea. City Planner Simpson added that there are some properties in the City zoned residential, which were found to be inconsistent, and could also be addressed.

ASSISTANT CITY ATTORNEY GUERRA  

Assistant City Attorney Guerra stated the appropriate motion was to continue the proposed ordinance to a date uncertain, schedule a study session whereby staff will bring back research on the two (2) parcels in question, and any additional parcels where inconsistencies can be found, and to have the Commission consider at that time what action to take.

MOTION  

A motion was made by Commissioner Hartman, seconded by Commissioner Chico, to accept the recommended motion as stated. The motion was unanimously approved.

DISCUSSION ITEMS/PRESENTATIONS  

None.

COMMISSIONER COMMENTS  

CHAIR TAPIA  

Chair Tapia shared that he is making very good progress following his surgery and the prognosis is very favorable in his recuperation. He thanked everyone for their thoughts, prayers and well wishes and he also thanked staff for the get well card he received. He also wished everyone a Happy Holiday and a Happy New Year.

LEGAL COUNSEL  

ASSISTANT CITY ATTORNEY GUERRA  

Assistant City Attorney Guerra spoke of his recent career moves, including two new appointments as City Attorney for Grand Terrace and Interim City Attorney for La Canada Flintridge. He spoke of cities he had ended his services with and that he chose to continue serving Irwindale. He also announced that he and his wife were expecting their first child, a baby girl due in April.

COMMUNITY DEVELOPMENT MANAGER/CITY PLANNER’S REPORT  

City Planner Simpson provided the following updates:

1. Commissioners Hartman and Corpis were scheduled to be sworn in at the January 9, 2019 City Council meeting for their reappointments to the Planning Commission.

2. Gave a reminder that the regular meeting of January 16, 2019 has been cancelled and rescheduled to a special meeting on January 30, 2019 to hear the proposed development at 5175 Vincent Ave.
3. Shared that each commissioner will be contacted by Economic Development Coordinator Iris Espino for new shirts they will be receiving. The shirts will reflect that the commissioners are City officials. They will have the City logo and can be worn to various events.

4. Also wished the Commission a Happy Holiday and a Happy New Year.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 7:24 p.m.

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Chair Arthur R. Tapia

Attest:

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Cathy Huicochea, Administrative Secretary

Approved as presented at the meeting held February 20, 2019.
The Irwindale PLANNING COMMISSION met in special session at the above time and place.

ROLL CALL: Present: Commissioners Enoch Burrola, Richard Chico; Robert E. Hartman; Vice Chair Loretta Corpis, Chair Arthur R. Tapia

Also present: Albert F. Ambriz, Mayor; Marilyn Simpson, Community Development Manager/City Planner; Brandi Jones, Senior Planner; Adrian Guerra, Assistant City Attorney; Arsanious Hanna, City Engineer; Cathy Huicochea, Administrative Secretary; Berlyn Aguila, Office Specialist

CHAIR TAPIA Before proceeding, Chair Tapia welcomed Mayor Albert F. Ambriz and announced his appreciation in having Mayor Ambriz present at the meeting. He emphasized that in the 17 years he has served as a commissioner, he could not recall any instance where an elected official has ever attended a Planning Commission meeting for any type of official business and thanked Mayor Ambriz for being present to administer oaths of office.

ADMINISTRATION OF OATHS OF OFFICE TO ROBERT E. HARTMAN AND LORETTA CORPIS

The administration of oaths was conducted by Mayor Albert F. Ambriz.

CHAIR TAPIA Chair Tapia spoke highly of Commissioners Hartman and Corpis and was thankful to both of them for their hard work, dedication, expertise, and looking out for the best interests of the City.

REORGANIZATION OF PLANNING COMMISSION Administrative Secretary Huicochea explained procedures for the reorganization of the Planning Commission and opened the floor to nominations for the position of Chair.

COMMISSIONER CHICO Commissioner Chico nominated Commissioner Tapia, who accepted the nomination.

ROLL CALL There being no further nominations, Administrative Secretary Huicochea closed the floor to nominations and on a call for the vote, Commissioner Tapia was unanimously appointed to the position of Chair.

CHAIR TAPIA Chair Tapia resumed the meeting and opened the floor to nominations for the position of Vice-Chair.

COMMISSIONER BURROLA Commissioner Burrola nominated Commissioner Corpis, who declined the nomination.

COMMISSIONER CORPIS Commissioner Corpis nominated Commissioner Chico, who accepted the nomination.
ROLL CALL

There being no further nominations, Chair Tapia closed the floor to nominations and on a call for the vote, Commissioner Chico was unanimously appointed to the position of Vice-Chair.

SPONTANEOUS COMMUNICATIONS

There were no speakers.

CONSENT CALENDAR

COMMISSIONER BURROLA

Commissioner Burrola stated that he had recently asked staff to add new language to the minutes of November 28, 2018, which was highlighted in a handout to the Commission.

A motion was made by Vice-Chair Chico, seconded by Commissioner Corpis, to approve the Consent Calendar, subject to the revisions by Commissioner Burrola. The motion was unanimously approved.

ITEM NO. 1A MINUTES

The following minutes were approved as revised:

1) Special meeting held November 28, 2018.

NEW BUSINESS

There were no items.

PUBLIC HEARINGS

ITEM NO. 3A

GENERAL PLAN AMENDMENT NO. 02-2017; SITE PLAN AND DESIGN REVIEW (DA) NO. 04-2017 (MARK GABAY, FIVE POINTS, LLC)

SENIOR PLANNER BRANDI JONES

Senior Planner Jones reported that this item was a request for a General Plan Amendment (Map) to change the designation of ±8.07 acres of property, located at 5175 Vincent Avenue, from Residential to Industrial/Business Park and a Site Plan and Design Review (DA) for the construction of a ±545,735 square-foot concrete tilt-up building and associated parking. She stated staff is requesting that both items be continued to provide additional time for staff to respond to comments received pertaining to the environmental review for the project.

Senior Planner Jones stated staff's recommendation was that the Planning Commission open the public hearing and continue General Plan Amendment No. 02-2017 and Site Plan and Design Review (DA) No. 04-2017 to a date uncertain and that the items will be subject to public hearing notification requirements.

COMMISSIONER BURROLA

The floor was opened for questions for staff and in response to an inquiry by Commissioner Burrola regarding environmental documentation for the proposed project, Senior Planner Jones stated
that what the Commission previously received was a draft Initial Study and Mitigated Negative Declaration. During the review process, outside agencies commented on the proposed project and staff is using this time to respond to the comments. She added that when the items are brought back, the Commission will receive a complete packet, which will include the comments and responses.

OPEN PUBLIC HEARING

At 6:45pm, Chair Tapia opened the public hearing.

EDWARD CURREN

Edward Curren commented on the proposed project and spoke about concerns he had with noise pollution that he believed would be generated from an industrial operation and would impact the nearby residential community. He spoke about the past community meeting hosted by the developer and issues he had with the items discussed. He spoke about other environmental concerns, the public notification process, and stressed that an industrial operation was not a good fit for the subject site. He thanked the Commission for their time and urged denial of the project.

CHAIR TAPIA

Chair Tapia explained the City’s public hearing notification process for Mr. Curren and members of the audience.

ROBERT DIAZ

Robert Diaz commented on the proposed project and urged denial. He felt the land should be reserved for residential use, which was a better alternative. He also spoke about environmental impacts from industrial operations, i.e. traffic congestion, number of truck trips to/from the subject site, and noise that will generate from any 24/7 operation.

BILL BELLA

Bill Bella commented on the proposed project and spoke about existing truck traffic that he felt will become worse with the addition of an industrial operation. He also urged denial of the project.

REBECCA BARBOSA

Rebecca Barbosa commented on the proposed project and disagreed that it will not have a significant impact on the environment, as specified in the public hearing notice she received. She felt surrounding communities would suffer from being in close proximity to an industrial operation and that it would be harmful to the environment.

STEVE HAGER

Steve Hager commented on the proposed project and described his concerns with existing traffic issues on Vincent Avenue. He urged denial of the project and agreed with other speakers that the site should be used for residential and not an industrial building.

FRED BARBOSA

Fred Barbosa commented on the proposed project and questioned if there would be any benefit to the City and whether any 24/7 operation has been proposed. He spoke about existing issues with truck noise during early morning hours and emphasized that surrounding residents
will be further impacted from a 24/7 operation. He spoke about issues with the number of truck trips to/from the site and that it will further complicate existing truck traffic issues. He also urged denial of the project for the sake of the surrounding communities.

JAMES TRENKAMP

James Strincamp commented on the proposed project and about areas included in the environmental studies. He originally thought the land would be used for a park or residential use and was disappointed that a large industrial building is being proposed. He spoke about issues from dust and dirt and how he and other residents on the east side of Vincent Avenue have been impacted for many years by this.

SAM MORENO

Sam Moreno commented on the proposed project and spoke the location for truck access, as presented at the community meeting a few months prior. He suggested other potential truck routes that might not generate as much traffic and that it would balance out existing truck traffic on Vincent Avenue.

LYDIA BRAVO

Lydia Bravo commented on the proposed project and felt the land would be better suited for residential. She spoke about existing problems with truck traffic on Vincent Avenue and a history of traffic accidents, especially at its intersection with Arrow Highway. She emphasized that this type of project would further complicate existing traffic issues. She added that an industrial building was not feasible for the subject site, as it would cause further disruptions and increase the number of accidents.

CHAIR TAPIA

Chair Tapia thanked the audience for their input and that the information received would be taken into consideration. He explained that public input was not limited to being expressed during a public hearing and encouraged the audience to visit or contact Planning staff with any other comments, concerns or requests for information.

CLOSE PUBLIC HEARING

Seeing no further public input, Chair Tapia closed the public hearing at 7:12 pm and the floor was opened for a motion.

MOTION

A motion was made by Commissioner Chico, seconded by Commissioner Hartman, to accept staff’s recommendation to continue the public hearing to a date uncertain for General Plan Amendment No. 02-2017 and Site Plan and Design Review (DA) No. 04-2017. The motion was unanimously approved.

DISCUSSION ITEMS/ PRESENTATIONS

There were no items.
Chair Tapia spoke about his tenure on the Planning Commission and insights over the past 17 years. He spoke about past projects that received approval for exemption from the City’s Commercial and Industrial Design Guidelines and situations where other businesses were required to adhere to the Design Guidelines and were unable to develop their projects in the way they had hoped. He felt the Commission may have been too firm with some of those projects and asked if staff can possibly work with and aid some of the smaller businesses that had been affected.

Assistant City Attorney Guerra proposed that staff bring back an agenda item to discuss the Design Guidelines, which would allow the entire Planning Commission to raise their ideas. Chair Tapia favored the idea and thanked legal counsel for his assistance. Chair Tapia reiterated that he would really like to see the smaller businesses approached and to possibly revisit their projects.

There were no items to report by legal counsel.

City Planner Simpson had no items to report and congratulated Commissioners Hartman and Corpis on their reappointments.

There being no further business to conduct, the meeting was adjourned at 7:22 p.m.

Chair Arthur R. Tapia

Attest:

Cathy Huicochea, Administrative Secretary

Approved as presented at the meeting held February 20, 2019.