

# MINUTES – SPECIAL PLANNING COMMISSION MEETING

## COUNCIL CHAMBERS

18747 CLARKDALE AVENUE, ARTESIA, CA 90701

October 19, 2010

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### Call to Order

The Special Planning Commission Meeting of the City of Artesia was called to order on October 19, 2010, at the City of Artesia Council Chambers at 7:10 p.m. by Chairman Young.

### Invocation

Vice Chairperson Canales led the invocation.

### Pledge of Allegiance

Commissioner Sousa led the pledge of allegiance.

### Roll Call

<b>Present:</b>	Commissioner Sousa Commissioner Pacheco Vice Chairperson Canales Chairman Young
<b>Absent:</b>	Commissioner Medina Associate Planner Okina Dor
<b>Also Present:</b>	Assistant Planner Jose Hernandez Deputy City Attorney Serita Young Planning Clerk Erika Castañeda

### Approval of the Planning Commission Agenda

Motion by Commissioner Sousa second Vice Chairperson Canales to approve the Planning Commission Agenda. The Planning Commission unanimously approved the Agenda.

### Announcement of Speaker Cards

Chairman Young announced that for recording purposes, if anyone wishes to make a statement regarding any item on the agenda, to complete a speaker slip and deposit it with the planning clerk prior to the commencement of the meeting. Please note that there is a five-minute time limit per speaker imposed. Please stay within this time limit.

### Public Comments

There were no comments from the public.

**1. Consent Calendar**

**A. None**

**Administration of the Oath:**

At this time anyone desiring to speak on a public hearing item should stand and be sworn in by the Deputy City Attorney Serina Young.

**Continued Business - Public Hearing:**

**2. Case No. 2010-25**

**Design Review  
18616 Pioneer Boulevard**

Venkatesh Koka, 18760 Pioneer Boulevard, Artesia CA 90701

A request for approval to allow a new restaurant with façade improvements for the property located at 18616 Pioneer Boulevard in the Commercial General (C-G) Zone.

Resolution No. 2010-22P

Details of the case were presented by Assistant Planner Jose Hernandez, as noted in the staff report.

Mr. Venkatesh Koka, applicant for the project approached the podium with two concerns on the conditions stated in Resolution No. 2010-22P. One was condition No. 17 which states that the windows of the restaurant may not be tinted, and this will be an issue due to the fact that the restaurant will include an outdoor dining area and would like to have them tinted for that purpose.

The second concern that Mr. Koka addressed was condition No. 22 which states to remove the unpermitted enclosure that is located in the rear of the property. Mr. Koka stated he did not want remove this enclosure until the construction is complete and the grease interceptor is in place.

Mr. Koka then stated that the comments that he received back by the consultant Robert Kain on behalf of Hogel Ireland pertaining to his project stated that the use of highly polished materials for the façade of the building are highly discouraged. Mr. Koka then stated that this is the material that he anticipates on using and is seeking to have this item approved.

Chairman Young stated that per the Downtown Design Guidelines adopted by the City Council, tinted windows and highly polished finishes for building facades are discouraged.

**MOTION by** Commissioner Sousa, second by Vice Chairperson Canales to **CLOSE PUBLIC HEARING.**

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Sousa, Pacheco, Canales and Young  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Medina  
ABSTAIN: COMMISSIONERS: None

Vice Chairperson Canales asked staff if permits were obtained for the enclosure that was done at the rear of the property. Mr. Hernandez stated that no building permits were issued and the building inspector along with staff tried to go inspect the site, but was not able to gain access to the building.

Vice Chairperson Canales asked to re-open the public hearing to ask the applicant if he is willing to make the modifications to his proposal as stated in Resolution No. 2010-22P.

**MOTION by** Vice Chairperson Canales, second by Commissioner Sousa to **RE-OPEN PUBLIC HEARING.**

Vice Chairperson Canales asked the applicant if he was willing to make the modifications to fit the Downtown Guidelines. Mr. Koka stated that his whole purpose of this proposal is to have all the items approved as they were submitted, and if it does not get approved he will just file for an appeal.

**MOTION by** Vice Chairperson Canales, second by Chairman Young to **CLOSE PUBLIC HEARING.**

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Sousa, Pacheco, Canales and Young  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Medina  
ABSTAIN: COMMISSIONERS: None

No further comments were made.

Vice Chairperson Canales stated that his motion is to deny Case No. 2010-25/Resolution No. 2010-22P due to the fact that the applicant was unwilling to work with staff to made modifications to his proposal to fit the City of Artesia's Downtown Guidelines.

**MOTION by** Vice Chairperson Canales,  
second by Commissioner Pacheco to **Deny**  
**CASE NO. 2010-25/RESOLUTION NO. 2010-22P.**

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Sousa, Pacheco, Canales and Young  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Medina  
ABSTAIN: COMMISSIONERS: None

**3. Case No. 2010-28**

**Conditional Use Permit  
18175 Pioneer Boulevard**

James P. Shaheen, 18300 Gridley Rd. Ste. J Artesia, CA 90701

A request for approval of a conditional use permit to allow an insurance office for the property located at 18175 Pioneer Boulevard in the Commercial General (C-G) Zone.

Resolution No. 2010-24P

Details of the case were presented by Assistant Planner Jose Hernandez, as noted in the staff report.

Mr. Jose Hernandez stated that staff received a letter from a concerned resident stating that there are too many office spaces within the City of Artesia. Staff does not know if the resident is speaking on this particular site or in the City in general. But as far as this proposal, the applicant meets are the requirements to have this office space at this location.

Chairman Young abstained due to a conflict of interest with this item.

Vice Chairperson Canales opened the public hearing.

No one approached the podium to speak on this item.

**MOTION by** Commissioner Sousa, second by  
Commissioner Pacheco to **CLOSE PUBLIC  
HEARING.**

No further comments were made.

**MOTION by** Commissioner Sousa, second by  
Commissioner Pacheco to **APPROVE CASE  
NO. 2010-28/RESOLUTION NO. 2010-24P.**

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Sousa, Pacheco and Canales  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Medina  
ABSTAIN: COMMISSIONERS: Young

**Report Item**

Staff advised Commissioners of scheduling a joint City Council and Planning Commission Meeting the week of November 15, 2010 to discuss the General Plan Update.

Commissioners will be contacting Planning Clerk, Erika Castaneda by Friday October 22, 2010 to get a final date set.

Also, staff wanted to advise the Commission of the upcoming dates for the Planning Commission meetings of November and December 2010 that land close to the holidays to make sure we will have a quorum.

**Discussion Items from Staff**

None

**Items from Staff**

**Additional Citizens' Comments:**

None

**Items from the Commission**

All Commissioners welcomed the new Commissioner Joe Pacheco.

**Adjournment**

Adjournment at 6:50 p.m. to the next Regular Planning Commission Meeting to be held on Tuesday, October 26, 2010, at 7:00 p.m., in the City of Artesia Council Chambers.

**Attest**

I, Erika Castaneda, Planning Clerk of the City of Artesia, do hereby certify that the Minutes of the Regular Planning Commission Meeting of October 19th, 2010 were approved at the Regular Planning Commission Meeting held on the 23<sup>rd</sup> of November, 2010 by the following roll call vote:

**AYES: COMMISSIONERS: Pacheco, Sousa and Canales**  
**NOES: COMMISSIONERS: None**  
**ABSENT: COMMISSIONERS: Young**  
**ABSTAIN: COMMISSIONERS: Medina**

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Erika Castaneda, Planning Clerk