

UNOFFICIAL MINUTES
PLANNING COMMISSION
JANUARY 24, 2018

CALL TO ORDER: The Planning Commission meeting was called to order by Chairperson Juarez in the City Council Chambers at 7:00 p.m.

FLAG SALUTE: Chairperson Juarez led the flag salute

ROLL CALL: Roll was taken by Development Services Director Lazzaretto

COMMISSIONERS PRESENT: Chair Juarez and Vice Chair Ursua; Commissioners Arias, Grajeda, Brown, and Hemming

COMMISSIONERS ABSENT: Commissioner Ramos

STAFF PRESENT: Development Services Director Lazzaretto, Development Service Manager Stadnicki, Deputy City Attorney Chen, Associate Planner Khan, City Engineer Guerrero, and Supervising Water and Resources Engineer Garibay

ITEM D:
PUBLIC COMMENT: None

ITEM E:
CONSENT CALENDAR: None

ITEM F:
PUBLIC HEARING ITEMS:

F-1 PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP 5500-2016) APPLICATION TO PERMIT THE CONSTRUCTION OF A 5,540 SQUARE FOOT BUILDING TO ACCOMMODATE A USED CAR DEALERSHIP IN THE C-4 ZONING DISTRICT LOCATED AT 22 RIO RANCHO ROAD.

Associate Planner Khan provided a staff report regarding a request to construct a used car dealership.

Commissioner Grajeda stated concerns regarding the current traffic issue in the area and the possible traffic accidents which could take place due to the current on street parking issue in the area and truck deliveries to the site.

City Engineer Guerrero stated Rio Rancho Road was congested during certain times of the day. The threshold for requiring a traffic impact study for a use is 50 trips during peak hours which the requested use did not meet therefore a traffic study was not required.

Vice Chair Ursua requested staff to look into the businesses in the area and their on street parking habits.

Commissioner Arias mentioned a possible issue with dealerships in the area storing vehicles on the streets and requested staff to speak with Code Compliance. In addition, he stated a concern with cars being parked on areas which are not paved.

Chair Juarez opened the public hearing.

Mr. Beau Young, the applicant, provided background on the use, agreed with the staff report, and asked the Commission to approve. He addressed the truck delivery concerns by stating delivery times can be adjusted to take place during off peak times and the truck deliveries would take place at the nearby site so streets of concern would not be utilized. He stated most of the on street parking took place by the Kia Dealership and the streets were usually cleared by 6pm.

Commissioner Grajeda mentioned employee parking and operation concerns.

Chair Juarez closed the public hearing.

Motion by Commissioner Arias, seconded by Commissioner Hemming, carried by a majority vote of the members (5-0-1-1), Commissioner Ramos excused and Commissioner Grajeda abstained, adopting Resolution No. 18-006, approving Conditional Use Permit (CUP 5500-2016).

ITEM G:
PLANNING COMMISSION COMMUNICATION:

Commissioner Grajeda inquired how the Phillips Ranch property taxes were being managed and requested a finance report.

ITEM H:
DEVELOPMENT SERVICES COMMUNICATION:

ITEM I:
ADJOURNMENT:

The Planning Commission meeting was motion to adjourn by Chairperson Juarez at 8:00 p.m. to the regular scheduled meeting of February 14, 2018 in the City Council Chambers.

Emily Stadnicki
Development Service Manager