



**Planning Commission Meeting
October 27, 2016 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Joseph McCaslin – *Absent, Excused*

II. PLEDGE OF ALLEGIANCE

Boy Scott, Calvin Cutting, led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

- Stacci Filla spoke in opposition of Topgolf's. She requested that staff reconsider the landscaping between the park and Topgolf.
- Matt Armenta had safety concerns with weeds in the open space between Topgolf and the Summerhill neighborhood.

Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF AUGUST 25, 2016

B. SVSP PCL WB-24 – SOLIS RESIDENTIAL DESIGN REVIEW – 4050 SOLAIRE DR. – FILE #PL16-0253

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to approve the Consent Calendar items.

The motion passed with the following vote:

Ayes: Caporusso, Houdesheldt, Krafka, Bernasconi

Noes: None

Abstain: Hirota

V. NEW BUSINESS

A. NCRSP PCL 49 HOTELS – 9000 WASHINGTON BLVD. – FILE #PL-0168

Associate Planner, Gina McColl, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Representative, George Phillips, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Kevin, Jeff Anderson, and Vikki Thomason, spoke in opposition of the project.

Public Comment:

- Impact of hotels on utilities?
- The area is being overbuilt.
- Overcrowding and increased traffic will drop property values.
- Can hotel stays be limited in duration of time? Avoid long-term residency.
- Retail would be less of an impact to the area.
- What happens to the area when it becomes overcrowded?
- Why was the retail usage reduced?
- Conformity of color scheme?
- Mature foliage at installation?
- Who oversees/monitors landscaping/berm?
- Will lighting/signage be pointed toward the neighborhood or toward the freeway?
- Will there be outside areas for hotel guests to gather?
- With the increase in traffic, it is more difficult to travel into and out of Mountain Park Drive.
- Prefer that only one hotel be built.
- Safety concerns.

Commission Discussion:

- Does the development of this phase include Road B?
- Will the parking capacity be adequate?
- Lighting concerns.
- Will the hotels have liquor licenses?
- What is the average hotel stay?
- Discuss the model of hotels side by side.
- At the Highland Reserve Neighborhood Association meeting, parking concerns and liquor licenses concerns were discussed.
- Landscaping discussion
- Color scheme shown in the staff report is not appealing.
- Background of parcel.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration; Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to fifteen (15) conditions of approval; Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-six (76) conditions of approval; and, Adopt the three (3) findings of fact and approve the Lot Line Adjustment subject to ten (10) conditions of approval as submitted in the staff report.

The motion passed with the following vote:
Ayes: Caporusso, Hirota, Houdesheldt, Krafka, Bernasconi
Noes: None
Abstain: None

VI. REPORTS: COMMISSION/STAFF

A. PLANNING COMMISSION CITY TOUR REPORT – CHAIR BERNASCONI, VICE-CHAIR HOUDESHELDT & COMMISSIONER MCCASLIN

Commissioners reported on the benefits of the tour. Commissioners requested that a tour be planned for early 2017.

B. STAFF REPORTS

- There will not be a Planning Commission meeting in November.
- There will be a Planning Commission meeting on December 8, 2016.
- Tracy Mendonsa has been appointed to the Planning Commission.
- Staff will be meeting with Topgolf management to see how to address issues that were raised at the Highland Reserve Neighborhood Association (HRNA) meeting.
- Lt. Kool attended the HRNA meeting and assured residents that officers will be responsive to their calls.
- An acoustical analysis of Topgolf is being performed.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Caporusso made the motion, which was seconded by, Commissioner Houdesheldt, to adjourn to the meeting.

The motion passed unanimously at 8:35 p.m.