The Planning Commission met in regular session with Chair Travis presiding.

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

Members Present: Chair Nick Travis; Vice Chair Glenn Hendricks; Commissioner Bo Chang; Commissioner Maria Dohadwala; Commissioner Charles Hungerford; Commissioner Gustav Larsson; and Commissioner Brandon Sulser.

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Andrew Miner, Principal Planner; and Debbie Gorman, Recording Secretary.

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

APPROVAL OF MINUTES of September 13, 2010

Vice Chair Hendricks moved to approve the minutes of September 13, 2010 with modifications. Comm. Hungerford seconded. Motion carried 7-0.
PUBLIC HEARINGS/GENERAL BUSINESS

1. 2010-7493: Capella Holdings, LLC and BRE Properties [Owners/Applicants] Special Development Permit and Tentative Map to allow the creation of four parcels and construction of a six-story mixed use project with 280 dwelling units and approximately 34,575 square feet of commercial space for a site located at 311 Capella Way. (Mitigated Negative Declaration) (APN’s 209-07-003, 005, 006, 008, 009, 014 - 018)

   ACTION: Comm. Hungerford made a motion on 2010-7493 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions: to add a condition to Attachment B requiring a screen between the two sections of Block A with art or an architectural feature subject to approval by the Arts Commission or Director of Community Development (respectively); to modify condition 44.a in Attachment B that the applicant either provide a minimum 1000 square foot clubhouse per building or provide a minimum 2000 square foot primary clubhouse and a satellite clubhouse of a minimum of 500 square feet; to add to condition 11 in Attachment B, that the applicant be required to prepare and submit a plan to ensure pedestrian safety for vehicles exiting the parking garages; to modify Attachment C, by moving the portion of language “shall study the feasibility of providing underground parking access through the existing underground parking garage located under Plaza del Sol” from 11.b to a new condition 11.c; to add a condition to Attachment B that the applicant work with staff to explore the provisions of outdoor patios or street dining; and to add a condition to Attachment B that the applicant provide infrastructure for restaurants in a portion of the retail space. Comm. Chang seconded. Motion carried 7-0.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than October 12, 2010.

2. Potential Study Issues – AM

   ACTION: Comm. Sulser made a motion to propose a study issue to consider placing additional controls on standalone retail firearms stores. Comm. Hungerford seconded. Motion carried 6-1, with Vice Chair Hendricks dissenting.
NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, commented regarding Planning related items considered at the September 14, 2010 City Council meeting and items to be considered at the September 28, 2010 Council meeting.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:34 p.m.

Respectfully submitted,

__________________________
Trudi Ryan
Planning Officer