



# PLANNING COMMISSION MEETING MINUTES

7:00 PM - Thursday, November 17, 2022

*Telephone/Video Conference Only*

## CALL MEETING TO ORDER

At 7:00 p.m. Chair Doran called the meeting to order.

## ESTABLISH QUORUM

PRESENT: Chair Doran, Vice-Chair Mensinger, Commissioners Ahi, Beninato, Disney, Roche and Steinle

STAFF: Development Services Director Zornes, City Attorney Houston, Planning Services Manager Williams, Senior Planner Golden, and Associate Planner Liu

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

1. Public Comment Not on Agenda 1
2. Public Comment Not on Agenda 2

No public comments. Chair Doran mentioned the written public comments submitted and directed staff to follow up with Mr. Wing to follow up with the Complete Streets Commission.

## INFORMATIONAL ITEM

### 3. Planning Commission Liaison

Introduction of new Planning Manager, Stephanie Williams as the new liaison.

Development Services Manager Zornes introduced Stephanie Williams as the new Planning Commission liaison.

## ITEMS FOR CONSIDERATION/ACTION

## SPECIAL ITEM

### 4. Election of Chair and Vice-Chair

Action: Upon a motion by Chair Doran, the Commission voted to elect Vice-Chair Mensinger as the new Chair. There was no second to the motion and Chair Mensinger accepted the vote.

The motion was approved (7-0) by the following vote:

AYES: Doran, Mensinger, Ahi, Beninato, Disney, Roche and Steinle

NOES: None

Action: Upon a motion by Commissioner Doran, seconded by Commissioner Roche, the Commission voted to elect Commissioner Ahi as the new Vice-Chair.

The motion was approved (7-0) by the following vote:

AYES: Mensinger, Ahi, Beninato, Disney, Doran, Roche and Steinle

NOES: None

Chair Mensinger took over the virtual gavel for the rest of the meeting.

## CONSENT CALENDAR

### 5. Planning Commission Minutes

Approve minutes of the Joint Planning Commission/Complete Streets Commission meeting of August 18, 2022.

Action: There was no motion, just a vote.

The minutes were approved (7-0) by the following vote:

AYES: Mensinger, Ahi, Beninato, Disney, Doran, Roche and Steinle

NOES: None

Vice-Chair Ahi recused himself because he lives within 500 feet of the project.

## PUBLIC HEARING

### 6. CUP22-0002 - Joan Zhao/Taylor Robinson - 129 First Street

Conditional Use Permit application for the expansion of an existing Commercial recreational use, a video game arcade from the tenant space at 127 First Street to the tenant space at 129 First Street. The project should be categorically exempt from environmental review pursuant to Section 15303 (Class 3), New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines.

## STAFF PRESENTATION

Associate Planner Liu gave the staff report presentation and answered clarifying questions from Commissioners Doran, Beninato, and Disney.

City Attorney Houston made some clarifications regarding the use permit being considered and conditions of approval by the Commission.

## APPLICANT PRESENTATION

Project architect, Elmer Lin, stated that the existing commercial kitchen will be removed. He gave a brief overview of the project and answered questions from Commissioners Doran and Disney.

HyperSpace General Manager, Scott Peltz, provided a screen share presentation and answered a question from Commissioner Beninato regarding bike parking.

City Attorney Houston clarified that there are two different use permits for 127 and 129 First Street because of slightly different ownership of the properties.

## PUBLIC COMMENT

None.

Chair Mensinger closed the Public Comment period and Commission discussion proceeded.

Action: Upon a motion by Commissioner Steinle, seconded by Commissioner Beninato, the Commission approved Conditional Use Permit application CUP22-0002 per the staff report findings and conditions contained in Resolution No. PC 2022-01, with the following additional condition:

- Food service is not allowed on the premise. The applicant shall apply for a building permit to remove all the commercial kitchen and exhausting equipment.

The motion was approved (6-0) by the following vote:  
AYES: Mensinger, Beninato, Disney, Doran, Roche and Steinle  
NOES: None

Vice-Chair Ahi rejoined for the rest of the meeting.

### **COMMISSIONERS' REPORTS AND COMMENTS**

Commissioner Roche reported on the October 25, 2022 City Council meeting.

### **POTENTIAL FUTURE AGENDA ITEMS**

Senior Planner Golden stated there are a few multi-family/mixed-use projects being reviewed that will go before the Commission sometime next year. Development Services Director Zornes stated that the Commission will be reviewing the Housing Element at its January 5, 2023 meeting and advised the two new commissioners to observe the Housing Element Update Study Session with the City Council on November 29<sup>th</sup> at 5:30 PM.

Commissioner Doran asked that a future agenda item be added in the new year for the Commission to do a field visit of mechanical parking systems.

Vice-Chair Ahi suggested that the Commission do site visits to previously approved projects to review the final outcomes of the completed projects.

### **ADJOURNMENT**

Chair Mensinger adjourned the meeting at 8:12 PM.

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Steve Golden  
Senior Planner