

9. PUBLIC HEARING

A) Design Overlay Review No. 1603-16, General Plan Amendment No. 97-16, Zoning Change Case No. 174-16 and Certificate of Compliance No. 275-16

Applicant's Request:

The applicant, Clark Neuhoﬀ, is requesting to construct a new light industrial warehouse building with approximately 146,936 square feet of floor area, including 14,600 square feet of office space, on two existing parcels with a total area of 6.4 acres, a General Plan Amendment to change the land use designation for APN 6125014011 (Parcel 1) from Heavy Industrial to Light Industrial, change the zoning of Parcel 1 from MH-D (Manufacturing, Heavy, Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), and change the zoning of 6125014002 (Parcel 2) from ML (Manufacturing, Light) to ML-D (Manufacturing, Light with a Design Overlay). The properties are located at 200, 210, and 230 E. Alondra Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and recommendation to adopt Resolution No. 16-2584, approving Design Overlay Review No. 1603-16 and recommend to the City Council approval of a Mitigated Negative Declaration, General Plan Amendment 97-16 and Zone Change 174-16, with conditions, for the properties located at 200, 210 and 230 E. Alondra Boulevard.

Commissioner Mitoma asked whether there are sufficient accommodations on site for cuing of trucks.

Associate Planner Gonzalez pointed out on the power point screen the areas where parking and cuing will be available, advising that the traffic study and both the fire department and traffic engineer have indicated these areas will be sufficient. He added that no trucks will be permitted to park on the street, pointing out this is a light industrial property, not a truck yard operation. He stated that the applicant has agreed to pay a fee that would be used for future street maintenance purposes; and he advised that there are currently no tenants for this development.

Planning Manager Naaseh advised that it is not yet known who the tenants will be at this development and that it is difficult to speculate what kind of circulation they'll have; noted that staff does not want any trucks cuing in the street; and suggested that prior to the issuance of building permits, the applicant submit a truck loading/unloading plan for Traffic Engineer Garland to review.

Commissioner Post stated that she has counted up to 14 trucks cued/parked along Carson Street in the right-hand lane waiting to enter into a Watson Land Company property with an additional few waiting in the center of the street; and stated that should be looked into.

Chairman Diaz opened the public hearing.

Clark Neuhoff, representing the applicant, noted his concurrence with the conditions of approval. He thanked Associate Planner Gonzalez for his hard work on this project.

Chairman Diaz invited Mr. Neuhoff to comment on the Commission's concerns with cuing activity.

Mr. Neuhoff stated he does not anticipate a high level of truck traffic volumes at this facility; he highlighted the northeast corner that has a 160-foot-long lane on site that can easily accommodate cuing and another cuing lane on the south side that can accommodate up to five trailers; and he added that he does not foresee any use at this site creating a flurry of truck traffic, but instead, only a trickle of trucks throughout the day. He stated that their properties are geared more toward higher employee counts and less on trucking operations.

Commissioner Diaz asked what type of business they anticipate seeking to occupy this new development.

Mr. Neuhoff stated that it could widely range from traditional warehouse use to some type of manufacturing operation; and pointed out they feel confident they'll find a great tenant for this building.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Guidry moved, seconded by Commissioner Post, to approve staff recommendation, thus adopting Resolution No. 16-2584. Motion carried, 8-0 (absent Madrigal).

The Commission commended Associate Planner Gonzalez on his report.
