

# **APPROVED**

## **PLANNING COMMISSION SUBCOMMITTEE MINUTES**

**May 11, 2011**

### **I. ROLL CALL**

Present: Tabladillo and Tao  
Staff: Casagrande and Hom

#### **1. MINOR SITE DEVELOPMENT PERMIT NO. MS11-0012**

Cindy Hom, Assistant Planner, presented a request to allow for a four day outdoor RV sale event held in the Great Mall parking lot area near Falcon Drive. Ms. Hom recommended approving Minor Site Development Permit No. MS11-0012 subject to the conditions of approval.

**Motion** to approve Minor Site Development Permit No. MS11-0012 subject to the conditions of approval.

M/S: Tao, Tabladillo

AYES: 2

NOES: 0

### **II. ADJOURNMENT**

This meeting was adjourned at 6:41 p.m.

**APPROVED**

**PLANNING COMMISSION MINUTES**

**May 11, 2011**

- I. PLEDGE OF ALLEGIANCE** Chair Tiernan called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL/SEATING OF ALTERNATE** Present: Larry Ciardella, John Luk, Sudhir Mandal, Zeya Mohsin, Gurdev Sandhu, Noella Tabladillo, Steve Tao, and Mark Tiernan  
Absent: None  
Staff: Casagrande, Hom, Lindsay, and Otake
- III. PUBLIC FORUM** Chair Tiernan invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendize the matter for a future meeting.  
There were no speakers from the audience.
- IV. APPROVAL OF MINUTES** Chair Tiernan called for approval of the minutes of the Planning Commission meeting of April 27, 2011.  
There were no changes to the minutes.  
**Motion** to approve the minutes of April 27, 2011 as submitted.  
M/S: Mandal, Sandhu  
AYES: 5  
NOES: 0  
ABSENT: 0  
ABSTAIN: 2 (Larry Ciardella and Noella Tabladillo)
- V. ANNOUNCEMENTS** Chair Tiernan requested staff to report on the Conditional Use Permit process at the May 25, 2011 meeting.
- VI. CONFLICT OF INTEREST** Assistant City Attorney, Bryan Otake, asked if any member of the Commission has any personal or financial conflict of interest related to any of the items on tonight's agenda. There were no Commissioners who identified a conflict of interest.
- VII. APPROVAL OF AGENDA** Chair Tiernan asked whether staff or the Commission have any changes to the agenda.  
There were no changes to the agenda.  
**Motion** to approve the agenda as submitted.  
M/S: Mandal, Ciardella  
AYES: 7

**APPROVED**

**Planning Commission Minutes**

May 11, 2011

NOES: 0  
ABSENT: 0  
ABSTAIN: 0

**VIII. CONSENT  
CALENDAR**

Chair Tiernan asked whether staff, the Commission, or anyone in the audience wish to remove or add any items to the consent calendar.

There were no changes to the Consent Calendar.

**Motion** to approve the Consent Calendar as submitted.

M/S: Mandal, Tabladillo

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

- 1. CONDITIONAL USE PERMIT NO. UP11-0007:** A request to operate a Yoga Studio located at 61 Serra Way, # 208 (APN: 022-24-049) zoned Mixed Use with Site and Architectural Overlay (MXD-S). Applicant: Sxuan Nguyen. Staff Contact: Janice Spuller (408) 586-3291. PJ # 2707. (*Recommendation: Close public hearing and adopt resolution NO. 11-019 subject to conditions of approval.*)

**IX. PUBLIC HEARING**

**1. SITE DEVELOPMENT  
PERMIT NO. SD11-0011  
AND VARIANCE NO.  
VA11-0001**

Cindy Hom, Assistant Planner, presented a request for a new sign program and variance to exceed the maximum number of freestanding signs for the Murphy Crossing Business Park located at 1001 Murphy Ranch Rd. Ms. Hom recommended adopting Resolution No. 11-013 subject to conditions of approval.

Vice-Chair Mandal asked for clarification on the signage. Ms. Hom stated there will be landscaping. Vice-Chair Mandal asked if there are other buildings in this area. Ms. Hom stated this is a multi-tenant complex.

Commissioner Tao asked if the total square feet of the sign area was 3,286 sq ft. Ms. Hom stated that is correct.

Commissioner Tabladillo asked how the monument sign was going to be illuminated on the corner of Tasman and McCarthy. Ms. Hom stated it is going to be internally illuminated.

Commissioner Mohsin asked if the other tenants were notified about the exceeding of the normal signage. Ms. Hom stated the application has been properly notified.

**Tom Donnelly, Project Designer and Dixon Kaiser, Design Director, 445 Mt Diablo Blvd, Lafayette, CA,** were available to answer any questions from the Commission.

Vice-Chair Mandal asked if there is going to be any building improvements. Mr. Donnelly stated he was not aware of any building improvements. Vice-Chair Mandal asked if the lighting going to be existing or new. Mr. Donnelly stated it will be existing lighting.

Chair Tiernan opened the public hearing.

**APPROVED**  
**Planning Commission Minutes**  
May 11, 2011

There were no speakers from the audience.

**Motion** to close the public hearing.

M/S: Tiernan, Mandal

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

**Motion** to adopt Resolution No. 11-013 approving the project subject to conditions of approval.

M/S: Tabladillo, Mandal

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

**XI.  
ADJOURNMENT**

The meeting was adjourned at 7:36 p.m. to the next meeting of May 25, 2011.

Respectfully Submitted,

James Lindsay  
Planning & Neighborhood  
Services Director

Yvonne Andrade  
Recording Secretary

APPROVED  
Planning Commission Minutes  
May 11, 2011