

CCPG PRS July 8, 2020 Subcommittee Minutes

Item 1: Meeting conducted remotely and called to order by chair Kevin Carpenter at 6:00pm. Roll call taken (KC, CG, GS, SM, CF, MS present; RJ absent), have a quorum.

Item 2: Non-Agenda Public Comment: None

Item 3: Modifications to the Agenda: None

Item 4: Approval of Minutes

Motion to approve minutes of February 12th by MS, second by KC. Vote: 5 yes, 0 no, 1 abstain due to absence.

Motion to approve minutes of June 10th by KC, second by SM. Vote: 6 yes, 0 no.

Both motions pass.

Item 5: Action/Review Items

501) **4725 Orten St. Tentative Map Waiver** (#645183) Applicant: Mathew Winter (Architect)- Is large (21,000 sq ft) lot between Orten St & Ilion St, McMillan family (owners) residents since 1981, seek to create 3 lots (2 new lots on Ilion). Plan is to have family retain ownership of all of the lots. Anticipates 2 new homes in scale with neighborhood, single story at street level with other portions below as is on significant slope. Original home to remain. Would complete sidewalk on west side of Ilion with 2 car garages and driveway parking for 2 vehicles. No street parking on west side in this area d/t narrowness of street. Is a Process 3; was posted on both streets. Owner states neighbors are supportive, none present.

CG: Favors sensible infill. Construction of houses would be "by right"? Correct.

GS: Verifies that it is intention to have family member(s) potentially own new home(s). Unusual lot shapes necessary to create required frontage and depth of lots. Property line is 18 ft from curb so visitor could park on apron without blocking sidewalk. Buildings would need to be on pylons similar to adjacent homes d/t significant grade change.

MS: Verifies new homes would be single story at street level thus won't obstruct views from across street. This is mandated by height limits.

SM: Verifies there is no prohibition to owners selling other lots. Concern re parking issues.

CC: Verifies that lots will be zoned single family.

Motion to approve by GS, second by CG. Vote: 4 yes, 2 no. Motion passes.

502) **7-Eleven Plan Development Permit** (#662401) 7484 Mesa College Dr. Applicant: Steve Laub- Mixed use development already permitted on site; 18-unit apartments at north edge are under construction with own parking. Convenience store at south-east corner (7-11) is commercial component and in the City review process permitted "by right". Is CN zone which limits hours to 6am-midnight. PDP is for 24-hour operation only, not building plans. No alcohol or gas sales at this site. Will have 15 parking spaces. Adjacent to multi-family residential, across street from commercial and Kearny

High School, near to Mesa College, police sub-station, Sharp Hospital, etc. Bus service on corner begins at 4:30am. Coffee is up to 10% of typical revenue.

MS: If desire to sell alcohol? Would need a conditional use permit that would require community approvals.

GS: Supports mixed use of property. Curious to see landscape plan.

CG: Supports no alcohol sales. Having eyes in area 24 hours can limit night-time congregation.

KC: Notes parking area would be visible by apartment residents, a positive feature.

Motion to approve the PDP by SM, second by CG. Vote: 6 yes, 0 no. Motion passes.

Item 6: Information Items- None

Item 7: Potential August 12th Meeting- will be held only if needed.

Next meeting will be Sept. 9, 2020.

Adjourn at 7:20pm