

Virginia Castagnola Hunter liked the project but was concerned with any potential delay the temporary beachway bridge project would bring and if it would compromise cost. She emphasized that time was of the essence in completing the project.

Scott Reidman, Waterfront Director, stated that he has been working with the Public Works Department on the beachway relocation investigation and is also interested in investigating the dredge pipe and/or a sleeve underneath with beachway bridge project, if practical.

Bobbi Salvini, Principal Engineer, responded to the cost and time issues of the proposed beachway relocation to the approved temporary beachway location for the Cabrillo Bridge Replacement Project. She did stress that the project must move quickly or Caltrans funding could be lost for the Cabrillo Bridge Replacement Project.

With no one else wishing to speak, the public hearing was closed at 1:29 P.M.

Many Commissioners expressed support for the project and agreed that it must move quickly.

IV. NEW ITEM:

ACTUAL TIME: 1:43 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself from hearing this item due to his architectural firm's involvement with the project. Commissioner Bartlett left the dais at 1:44 P.M.

**APPLICATION OF KEVIN DUMAIN ARCHITECT FOR JANDA PARTNERS LP,
 1085 COAST VILLAGE RD, APN 009-281-003, C-1 LIMITED COMMERCIAL/SD-
 3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION:
 COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2010-00026)**

The project consists of alterations to an existing 2,317 sf automobile service station including: demolishing of 344 sf of retail floor area; constructing of a 607 sf addition of retail floor area; constructing of a 1,667 sf covered car wash; installing of two pay point kiosks; constructing of a 135 sf equipment enclosure; revising driveway entrances to improve pedestrian circulation; converting of an existing exploratory well to a non-potable production well; relocating the existing propane tank; constructing a shade trellis for car wash detailing operations; restriping parking for a total of 10 parking spaces on site; and remodeling the interior of the service station including the removal of service bays to be used as a mini-market. An existing Jacaranda tree will be relocated to allow and existing curb cut to be widened.

The discretionary applications required for this project are:

1. Design Review by the Architectural Board of Review of additions and alteration to a non-residential development (SBMC §22.68.040(A.));

2. A Modification to provide less than the .18 required parking spaces (SBMC §28.92.110.1);
3. A Modification to allow two pay point kiosks to be located within the required 10 foot front setback. (SBMC §28.92.110.1);
4. A Conditional Use Permit for the conversion of an existing automobile service station to automobile service station with mini-market (SBMC § 28.94.030.V.);
5. A Conditional Use Permit for the car wash in the C-1 Zone District (SBMC § 28.94.030.Q.); and
6. A Coastal Development Permit for development including an automobile service station with mini-market and car wash and a new well in the Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

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Julie Rodriguez, Planning Commission Secretary, gave the Staff presentation. Theresa Lancy, Water Resources Specialist, Stacey Wilson, Transportation Planner, and Scott Schell, Associated Transportation Engineers (ATE), were available to answer the Commission's questions.

Kevin Dumain, Architect, gave the applicant presentation and introduced Bob Uellner, Owner; Scott Schell, Associated Transportation Engineers; and Erin Carroll, Arcadia Studio Landscape Architecture.

Chair Lodge opened the public hearing at 2:08 P.M.

The following people spoke in support of the project:

1. David Borgatello, Vice President of Marborg Industries
2. John Franklin
3. Fred Hepp
4. Hillary Niemann

With no one else wishing to speak, the public hearing was closed at 2:15 P.M.

MOTION: Thompson/Larson

Assigned Resolution No. 006-12

Approved the project, making the findings for the Modifications, Conditional Use Permits, and Coastal Development Permit outlined in the Staff Report, dated March 8, 2012 and amended on March 14, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report, amended on March 13, 2012 with the following revisions to the Conditions of Approval:

1. Delete reference to relocating the MTD bus stop in condition D.1.f.; and
2. Add a mute button on pump speakers to reduce sound of Pump Flicks, if feasible.

Douglas Fell, Attorney representing the applicant, countered that a mute button was discussed before Council and not included in any ordinance. To request a condition contrary to the Council's action was not acceptable to the Applicant as there was no nexus, and asked that it be deleted as a condition of approval.

Commissioner Thompson stated that the condition of approval should remain, "if feasible", given that the request for a Conditional Use Permit provided a nexus for the request.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett, Jordan, Schwartz)

Chair Lodge announced the ten calendar day appeal period.

II. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:42 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on March 12, 2012.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on Historic Landmarks Commission meeting of March 7, 2012.
- b. Commissioner Thompson reported that Commissioners Thompson, Campanella, and Bartlett attended a CEQA workshop.
- c. Commissioner Thompson also reported on the Single Family Design Board (SFDB) meeting of March 5, 2012 that he and Commissioner Campanella attended.
- d. Commissioner Campanella reported on Commissioners Campanella and Schwartz attending the Downtown Parking Committee meeting of March 14, 2012.
- e. Commissioner Campanella will be attending the League of California Cities seminar next week.