



Village Planning Committee Meeting Summary Z-5-20-7

Date of VPC Meeting	January 19, 2021 December 15, 2020 (Continued) November 17, 2020 (Continued)
Request From	A-1 SP (Light Industrial, Special Permit) (3.66 acres)
Request To	A-1 (Light Industrial) (3.66 acres)
Proposed Use	Light industrial uses (dispatch office and heavy truck parking)
Location	Southwest corner of 32nd Drive and Jackson Street
VPC Recommendation	Approval, per the staff recommendation in Addendum A of the staff report
VPC Vote	6-0 , motion passed; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Three requests to speak in opposition from members of the public were received before the meeting on this agenda item.

Mr. Bojorquez, staff, provided a presentation on the request. He discussed the location of the site, existing context, and surrounding zoning districts. He discussed the 2015 General Plan and Estrella Village Plan, noting that the property was designed as industrial and residential in both of these policy documents. The conceptual site plan was shown, and he indicated the location of a single building, parking areas and site access. He concluded the presentation by providing an overview of the stipulations presented in Addendum A of the staff report pertaining to landscaping enhancements, a community garden with seating, parking lot shading and alternative paving material for parking lot areas.

Beth Cartwright left the meeting at 6:30pm but rejoined the meeting at 6:35pm.

Mr. Milos Minic, with Integrated Design, introduced himself as the representative for the owner and introduced the project as a dispatch office with heavy truck parking. He showed an artistic rendering along the Jackson Street frontage of the property depicting a seating area, landscaping, a vertical garden and a pathway. He discussed the enhanced notification conducted prior to the current hearing with the Estrella Village. He discussed door-to-door outreach and a support petition with signatures that was collected. He showed a conceptual site plan depicting and noting some of the revised or added stipulations presented in Addendum A of the staff report. A rendering of the vertical garden envisioned along Jackson Street was shown and reference to the 2015 General Plan was provided. He stated that the site is poorly lit at night and there is poor

air quality in the area, citing commentary from the members in the community. He discussed two possible truck routes through the neighborhood, showing pictures of the neighborhood streets. He concluded his presentation by showing the artistic rendering along Jackson Street frontage depicting vertical gardens in this area.

Chairman Cardenas asked for comments or questions from the committee.

Ms. Cartwright asked for an update on the private crossing application submitted to the railroad company for site access.

Mr. Minic responded that the application had been denied but that he is working on submitting an appeal to the railroad company regarding this decision.

Ms. Parris Wallace thanked the applicant for going back to the community and conducting additional outreach. She asked for clarification on the additional stipulation number 13 and asked if the community garden proposed would be accessible to the school for fieldtrips and the overall community.

Mr. Minic responded that the community garden required in stipulation number 13 is intended to be open and available to anyone including the local school.

Ms. Beth Cartwright stated that she like the vertical garden concept.

Chairman Cardenas stated that he agrees with the comments from Ms. Cartwright and Ms. Wallace.

Mr. Minic responded that the additional outreach conducted helped to develop the changes proposed on the site.

Mr. Bojorquez clarified stipulation number 13, adding that this stipulation allows for the community garden to be developed in various forms such as in-ground, above ground or a vertical garden.

Ms. Wallace asked if opposition remains to this project.

Mr. Minic responded that concerns remain for some members of the public.

Chairman Cardenas opened the public comment portion of the meeting.

Ms. Josie Ippolito, member of the public who works in La Canasta tortilla factory, stated that the property owner has not maintained the subject site since 2019 and a homeless population had been living on the site until the police department was called on them. She added that a human side of the proposal is missing, and that drugs, trafficking and pedestrian safety are concerns that have not been addressed. She foresees issues arising in the future with children and adults walking in the area and traffic from this proposed development.

Chairman Cardenas asked Ms. Ippolito to clarify how the homeless problem was solved by calling the police.

Ms. Ippolito responded that the police were called due to a fire that happened at the property. The homeless have left the property since the police were called.

Chairman Cardenas responded that the homeless problem is not solved by calling the police on these individuals.

Ms. Cartwright asked Ms. Ippolito for clarification on how the trucking company will lead to prostitution or drug problems in the area.

Ms. Ippolito responded that truckers may solicit prostitutes and use drugs.

Ms. Wallace disagrees with the comments made by Ms. Ippolito and asked if the previous comments made regarding the truck size and site access were addressed. She also asked if there could be a stipulation added to address traffic calming features.

Mr. Minic does not agree with Ms. Ippolito's comments and discussed heavy trucks as being parked on the site. He added that given the changes made regarding shading, several parking spaces were lost due to these site changes.

Mr. Bojorquez stated that a stipulation could be added to address traffic calming on the site.

Mr. Minic responded that he would be open to other traffic calming features.

Mr. Joseph Nicosia, member of the public who works in La Canasta tortilla factory, stated that La Canasta is not solely concerned with keeping its own site access, but rather is concerned with the safety of the community and its employees. He added that La Canasta is not intending to preserve access along Jackson Street for themselves.

Mr. Fernando Ochoa, member of the public who works in La Canasta tortilla factory, stated that he is very familiar with the community as he has family who lives in the area. Heavy trucks are a hazard in the area as these trucks have difficulty turning into Jackson Street, particularly at night when cars are parked on the street. He has personally seen trucks take out railroad crossing elements along 31st Avenue and Harrison Street. He encouraged the committee members to visit the area and added that any of the truck routes selected will pass near the elementary school.

Ms. Cartwright asked how long La Canasta factory has been in this location.

Mr. Ochoa responded that since 1962 this site has been operated by La Canasta. He added that the trucks used by La Canasta are significantly smaller than the trucks used by MAT trucking company.

Mr. Milos responded that he does not agree with the comments made by Mr. Ochoa and stated that he has seen similarly sized trucks used by La Canasta as those used by MAT trucking company. He added that safety measures can be implemented.

DISCUSSION:

Ms. Cartwright is pleased with the applicant's effort on the case since the December 15, 2020 meeting with the Estrella Village Planning Committee.

Chairman Cardenas agrees with the comments made by Ms. Cartwright.

MOTION:

Ms. Wallace motioned to approve case Z-5-20-7 per the staff recommendation presented in Addendum A of the staff report. **Mr. Cardenas** seconded the motion to approve.

VOTE:

6-0, motion passed; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Applicant stated during the discussion that the community garden would be open and accessible to the public. Site access is not reflected in the current stipulation language, although the location of the community garden is required to be within proximity to Jackson Street per stipulation number 13.

Furthermore, a discussion regarding traffic calming features occurred during the meeting, however no stipulation was added to address this element on the site.