

**Planning Commission Minutes
Community Chambers
Wednesday, October 13, 2010, 7:00 p.m.**

Commissioners Present: Ananya Choudhuri, Lucas Frerichs, Marilee Hanson,
Justin Kudo (alternate), Paul Philley, Terry Whittier

**Commissioners Teleconferencing: Rob Hofmann from Richard's Donuts & Pastries, 61419
S. Highway 97, Unit T, Bend Oregon 97702**

Commissioners Absent: Mark Braly (Chairperson)

Staff Present: Mike Webb, Principal Planner; Lynanne Mehlhaff,
Planning Technician

1. Call to Order

Commissioner Choudhuri called the meeting to order at 7:02 p.m.

2. Induction of new Planning Commissioners

City Council Member Rochelle Swanson swore in Marilee Hanson, Justin Kudo and Paul Philley as Planning Commissioners.

3. Approval of Agenda

The agenda was approved by consensus with the removal of the consent item, the minutes of April 28, 2010.

4. Staff and Commissioner Comments (No action).

Mike Webb, Principal Planner, gave an update on the Credit Union project on G Street and welcomed the new Commissioners.

He announced that Commissioner Hofmann was participating via a teleconference call up at the dais. Commissioner Hofmann acknowledged his presence via the speaker phone system.

5. Public Communications

There were no public communications.

6. Consent Items

A. Planning Commission Minutes April 28, 2010

The minutes were removed from the agenda since they weren't ready at this time.

7. Public Hearings

A. PA #06-10, 1800 E. Eighth Street, Grocery Outlet Store, Public Convenience or Necessity #02-10; (Cathy Camacho, Planner)

Public Hearing to consider the City making a determination of public convenience or necessity in compliance with requirements of the California Department of Alcoholic Beverage Control for an off-sale beer/wine license for the Grocery Outlet store located at 1800 E. Eighth Street. The Grocery Outlet has proposed to be located at the former Albertson's/Ralph's Grocery store which sold beer and wine to their customers previously. The applicant states that beer and wine would be offered in approximately 447 square feet of the total 9,979 square feet of floor sales area. The Grocery Outlet does not intend to sell singles. The beer and wine area of the store would be carefully monitored both visually and with security cameras.

Mike Webb, Principal Planner, presented the staff report.

Commissioner Choudhuri opened the public hearing.

George Ramstead, Grocery Outlet Architect, said the census tract number is how the state comes up with the threshold of number of alcohol licenses. He answered questions from the Commissioners.

Commissioner Choudhuri closed the public hearing.

Commissioner Hofmann proposed an additional finding to be added. It read as follows:

“Despite an overconcentration of licenses and the project's proximity to a large number of sensitive uses (e.g., schools, places of worship, etc.), issuance of this license will serve both the public convenience and necessity.

Specifically, issuance of this license type to this form of retail business (focusing on factors including hours of operation, product mix and retailer experience) is in furtherance of the public welfare and morals in that it will: 1) increase the long term economic viability of the neighborhood, 2) result in a net employment gain for the city, and 3) enhance the public utilization of the space and shopping center.”

Action: Commissioner Frerichs moved approval of the PCN with the suggested additional findings from Commissioner Hofmann as read into the record above including the typos as mentioned. Commissioner Whittier seconded the motion.

AYES: Kudo, Hanson, Whittier, Philley, Frerichs, Hofmann, Choudhuri
The motion passed 7 to 0.

8. Business Items

There were no business items.

9. Informational Items

- A. Planning Commission Schedule**
- B. New Commissioner Appointments**

10. Staff and Commissioner Comments (continued).

Mike Webb mentioned that the Business Park Land Strategy would be reviewed by City Council on October 26th. He also announced that the Con Agra site was also going to City Council on October 26th. Trader Joe's announced their Grand Opening night for October 29th with their hours from 8 a.m. to 9 p.m.

Rochelle Swanson, Council Member, encouraged the Commissioners to opt for electronic packets in an effort to save paper for the environment.

11. Public Communications (continued).

There were no public communications.

12. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, October 27, 2010 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 7:36 p.m.