



Meeting Minutes Planning Commission

<i>Mohammad Habib</i>	-	<i>Chair</i>
<i>Malisha Kumar</i>	-	<i>Vice-Chair</i>
<i>Joseph Mueller</i>	-	<i>Planning Commissioner</i>
<i>Wayne Tanda</i>	-	<i>Planning Commissioner</i>
<i>Laura Gonzalez-Escoto</i>	-	<i>Planning Commissioner</i>
<i>Liam Downey</i>	-	<i>Planning Commissioner</i>
<i>Juan Miguel Munoz-Morris</i>	-	<i>Planning Commissioner</i>

Tuesday, June 8, 2021 5:00 pm

Virtual Meeting

SPECIAL/REGULAR MEETING

A special meeting of the Planning Commission is called at 5:00 p.m. for the purpose of conducting a joint meeting of the Planning Commission, City Council, Parks & Recreation Commission, and Library, Culture, and Arts Commission. (This session is open to the public but will not be recorded or live-streamed.)

5:00 p.m. Joint Meeting

7:00 p.m. Regular Meeting

SPECIAL MEETING

5:00 p.m. Joint Meeting for Harassment & Discrimination Prevention Training

JOINT MEETING

Two-Hour Mandatory Harassment and Discrimination Prevention Training for Elected and Appointed Officials. (This is one of several training sessions that will be held for this required training)

REGULAR MEETING

7:00 p.m.

CALL TO ORDER

Vice Chair Kumar called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:02 p.m.

Attendee Name	Title	Status	Arrived
Mohammad Habib	Chair	Present	
Malisha Kumar	Vice-Chair	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Juan Miguel Munoz-Morris	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Mueller led the Pledge of Allegiance at 7:03 p.m.

OPEN PUBLIC COMMENT PERIOD

Vice Chair Kumar opened the Public Comment Period at 7:04 p.m. The follow individual addressed the Planning Commission:

- Joe Barnaowski

Hearing no further requests to speak, the Public Comment period was closed.

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Habib, Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris

1. APPROVE THE MAY 11, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE MAY 25, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. AAE2021-0002, CUL2021-0001, EA2021-0002: OLD MONTEREY - APPLETREE - HISTORICAL RELOCATION PERMIT, DEVELOPMENT AGREEMENT AMENDMENT, AND ENVIRONMENTAL REVIEW FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 764-24-061 LOCATED AT 18755 OLD MONTEREY ROAD AT THE SOUTHWEST CORNER OF OLD MONTEREY ROAD AND MUSTARD AVENUE.

Recommendation:

1. Open/Close public hearing;
2. Adopt resolution approving a Historical Relocation Permit; and
3. Adopt resolution recommending the City Council approve an amendment to Development Agreement DA2018-0001.

Chair Habib recused himself from this item due to a conflict of interest at 7:09 p.m.

Associate Planner Joey Dinh presented the Staff Report at 7:09 p.m.

Vice Chair Kumar opened the Public Hearing at 7:43 pm. The following individuals addressed the Planning Commission:

- Reyad Katwan
- Melanie Griswold
- Jeremy H.
- David Stites
- Reyad Katwan
- Melanie Griswold

Hearing no further request to speak, the Public Hearing was closed.

MOTION:

Adopt a resolution approving the Historical Relocation Permit with the added conditions that the applicant shall install a picket fence or additional landscaping along the frontage of the property to compliment the historic nature of the property if found acceptable by the historical architect; and add language that says the Development Director shall approve the text in addition to the design and the location of the plaque prior to installation.

RESULT:	ADOPTED AS AMENDED [6 TO 0]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris
RECUSED:	Habib

MOTION:

Adopt a resolution recommending City Council approve an amendment to the Development Agreement (DA2018-0001).

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris
RECUSED:	Habib

The Planning Commission meeting recessed at 8:32 p.m.

The Planning Commission meeting reconvened at 8:36 p.m.

OTHER BUSINESS

4. AN EVALUATION OF PROPOSED MODIFICATIONS TO AFFORDABLE HOUSING INCLUSIONARY REQUIREMENTS, INFORMATION ITEM ONLY

Recommendation:

Receive and discuss the report by Keyser Marston Associates, Inc. (KMA), an evaluation of possible modifications to the Inclusionary Housing Ordinance.

Assistant City Manager to Community Development Edith Ramirez introduced the topic. Housing Director Rebecca Garcia, Debbie Kern from Keyser Marston and Associates, and our Below Market Rate Program Administrator Julius Nyanda from House Keys presented the Staff Report.

Vice Chair Kumar opened the Public Comment Period at 9:27pm. The following individuals addressed the Planning Commission:

- Dennis Martin
- Joe Guerra
- Roche Garcia
- Joe Baranowski

Hearing no further requests to speak the Public Comment Period was closed.

No action taken. The Planning Commission reviewed and discussed the report.

RESULT:	NO ACTION TAKEN
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LEGAL BRIEFING

No legal brief given.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman and the Assistant City Manager to Community Development Edith Ramirez made an announcement at 10:24 p.m.

ADJOURNMENT

There being no further business, Vice Chair Kumar adjourned the meeting at 10:25 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk