



Meeting Minutes Planning Commission

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

Tuesday, August 24, 2021 7:00 pm

Virtual Meeting

CALL TO ORDER

Chair Kumar called the Planning Commission Meeting to order at 7:02 p.m.

ROLL CALL ATTENDANCE

Deputy City Clerk Angie Gonzalez called the roll.

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

DECLARATION OF POSTING AGENDA

Deputy City Clerk Angie Gonzalez declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Planning Commissioner Tanda lead the pledge of allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Kumar opened the public comment period at 7:07 p.m. There being no requests to speak, open public comment period was closed.

ORDERS OF THE DAY

No changes made.

MINUTES APPROVAL

1. APPROVE THE JUNE 22, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

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

PUBLIC HEARINGS

2. SD2020-0008/SR2020-0023/UP2021-0001/EA2020-0016: WATSONVILLE - HORDNESS (ROYAL OAKS VILLAGE)- TENTATIVE PARCEL MAP, DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT AND ENVIRONMENTAL ASSESSMENT FOR A 73-UNIT, MULTI-FAMILY AFFORDABLE RESIDENTIAL COMMUNITY. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 779-04-075, IS LOCATED SOUTH OF THE INTERSECTION OF MONTEREY AND WATSONVILLE ROADS (A0702 MORGAN HILL L.P., OWNER).

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project; and,
3. Adopt a Resolution approving a two-lot Tentative Parcel Map, Design Permit, and Conditional Use Permit for a green parking exception.

Senior Planner Gina Paolini provided a presentation and answered questions.

Chair Kumar opened the Public Hearing at 7:30 p.m. The following Individuals were called to speak:

- John Bigley
- Mark Irving
- Michelle Helvey

There being no further requests to speak, the Public Hearing closed.

Chair Kumar re-opened the Public Hearing at 8:18 p.m.

- Mark Irving was called to speak.

There being no further requests to speak, the Public Hearing closed.

MOTION:

Adopt a resolution approving the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Malisha Kumar, Chair
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Downey, Habib
ABSENT:	Munoz-Morris

MOTION:

Adopt the resolution approving a two-lot Tentative Parcel Map, Design Permit, and Conditional Use Permit for a green parking exception with the following modification to the Air Quality Section to add #9- A notification should be sent to Oakwood School Administration prior to the beginning of any earthmoving activities and shall take measures necessary to reduce/control dust; Add a statement under the General Section to add a condition to notify the residents of the school's Master Plan prior to the lease agreement to understand potential impacts.

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

LEGAL BRIEFING

None.

Planning Commissioner Tanda requested a copy of the Design Standards to ensure that the Commissioners understand their role on review and approval design standard; He would also like to have a discussion in a workshop setting on climate change with a possibility of requiring all multiple family units be wired with electrical vehicles outlets and a discussion on trip generation rates.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman made an announcement.

ADJOURNMENT

There being no further business, Chair Kumar adjourned the meeting at 9:01 p.m.

MINUTES PREPARED BY:

Angie Gonzalez, Deputy City Clerk