



## **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, October 26, 2021 7:00 pm**

### **Virtual Meeting**

---

## **CALL TO ORDER**

Chair Kumar called the meeting to order at 7:00 p.m.

## **ROLL CALL ATTENDANCE**

| <b>Attendee Name</b>     | <b>Title</b>          | <b>Status</b> | <b>Arrived</b> |
|--------------------------|-----------------------|---------------|----------------|
| 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 | Remote        |                |

## **DECLARATION OF POSTING AGENDA**

Minutes Clerk Luna declared the posting of the Agenda at 7:00 p.m.

## **PLEDGE OF ALLEGIANCE**

Planning Commissioner Gonzalez-Escoto led the Pledge of Allegiance at 7:01 p.m.

## **OPEN PUBLIC COMMENT PERIOD**

Chair Kumar opened the Open Public Comment Period at 7:01 p.m.

## **ORDERS OF THE DAY**

No changes made.

## **MINUTES APPROVAL**

### **1. APPROVE THE OCTOBER 12, 2021 MEETING MINUTES**

Recommendation:

Approve Minutes.

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Joseph Mueller, Planning Commissioner                               |
| <b>SECONDER:</b> | Juan Miguel Munoz-Morris, Planning Commissioner                     |
| <b>AYES:</b>     | Kumar, Gonzalez-Escoto, Mueller, Tanda, Downey, Habib, Munoz-Morris |

## **PUBLIC HEARINGS**

### **2. SR2020-0027/EA2020-0020: MONTEREY-MINER (JEMCOR)- DESIGN REVIEW PERMIT AND ENVIRONMENTAL ASSESSMENT FOR A 249-UNIT, MULTI-FAMILY AFFORDABLE RESIDENTIAL COMMUNITY. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 726-36-059, IS LOCATED NORTH OF THE MONTEREY ROAD AND MADRONE PARKWAY INTERSECTION (JEMCOR DEVELOPMENT PARTNERS, 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 Design Permit.

Principal Planner Gina Paolini presented the staff report at 7:04 p.m.

Chair Kumar opened the Public Hearing at 7:33 p.m. The following individuals addressed the Planning Commission:

- Jennifer Johnson
- Keith Labus
- Mark Schattinger
- DJ and Deirdre Harrison
- Rick Kent
- Dustin Parciasepe
- Kathy Sullivan
- Brian Sullivan
- Mark Gion
- Yuan and Jennifer Lee
- Tracy Harthun
- Jeff Thomas
- Jennifer Johnson
- Keith Labus
- Jonathan Emami

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

**MOTION:** Adopt a Resolution approving the Mitigated Negative Declaration and Monitoring Reporting Program.

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                          |
| <b>MOVER:</b>    | Joseph Mueller, Mohammad Habib                                      |
| <b>SECONDER:</b> | Wayne Tanda, Planning Commissioner                                  |
| <b>AYES:</b>     | Kumar, Gonzalez-Escoto, Mueller, Tanda, Downey, Habib, Munoz-Morris |

**MOTION:** Adopted a Resolution approving the Design Permit, adding the installation of decorative iron fence, with an emergency egress/one way pedestrian gate along Taylor Avenue.

|                  |                                      |
|------------------|--------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 3]</b>              |
| <b>MOVER:</b>    | Wayne Tanda, Planning Commissioner   |
| <b>SECONDER:</b> | Liam Downey, Planning Commissioner   |
| <b>AYES:</b>     | Kumar, Mueller, Tanda, Downey        |
| <b>NAYS:</b>     | Gonzalez-Escoto, Habib, Munoz-Morris |

## **DIRECTOR'S REPORT/ANNOUNCEMENTS**

Community Development Director Jennifer Carman made an announcement at 9:43 p.m.

## **ADJOURNMENT**

There being no further business to discuss, Chair Kumar adjourned the meeting at 10:03 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk