



Meeting Minutes
Planning Commission

JOSEPH MUELLER - CHAIR
WAYNE TANDA - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER

Tuesday, September 13, 2022 7:00 PM

Virtual Meeting

CALL TO ORDER

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

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the roll at 7:00 p.m.

PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake, James Wilson
ABSTAIN	None
ABSENT	None
EXCUSED	Malisha Kumar

DECLARATION OF POSTING

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

PLEDGE OF ALLEGIANCE

Planning Commissioner Downey led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak on non-agendized items the Public Comment period was closed.

ORDERS OF THE DAY

No changes were made.

PUBLIC HEARINGS

1. **PRELIMINARY REVIEW (SR2022-0012): JARVIS/EVERGREEN VILLAGE – LENNAR HOMES: PRELIMINARY PLAN REVIEW FOR GENERAL PLAN AND ZONING AMENDMENTS. THE GENERAL PLAN LAND USE WOULD BE CHANGED FROM COMMERCIAL TO MIXED USE FLEX, AND ZONING FROM GENERAL COMMERCIAL (CG) TO MIXED USE FLEX (MU-F), WITH REMOVAL OF THE PLANNED DEVELOPMENT COMBINING DISTRICT. THE AMENDMENTS ARE NECESSARY TO ALLOW FOR THE DEVELOPMENT OF A 125-UNIT TOWNHOME STYLE CONDOMINIUM DEVELOPMENT. THIS ITEM IS A PRELIMINARY REVIEW FOR INPUT ONLY. NO ACTION WILL BE TAKEN ON THIS ITEM.**

Recommendation:

1. Open and close public hearing; and
2. Planning Commission to provide preliminary input on the proposed General Plan Amendment and Zoning Amendment. This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

Senior Planner Tiffany Brown presented the Staff Report at 7:04 p.m.

Chair Mueller opened the Public Hearing at 7:17 p.m. The following individuals addressed the Planning Commission:

- Laura Ortiz
- Chad Kiltz
- Joe Baranowski

Hearing no further requests to speak, the Public Hearing was closed at 7:49 p.m.

Economic Development Director Matthew Mahood addressed the Planning

Commissioners' questions.

MOTION:

The No Action Taken. The Planning Commission reviewed, discussed, and provided feedback on the project.

The Planning Commission meeting recessed at 8:28 p.m.

The Planning Commission meeting reconvened at 8:35 p.m.

2. **SD2021-0004/SR2021-0014/EA2021-0012: MONTEREY – KERLEY (DENOVA HOMES): SINGLE-LOT VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES AND DESIGN PERMIT FOR A RESIDENTIAL CONDOMINIUM DEVELOPMENT, COMPRISED OF 93 UNITS. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-42-001 AND -002 IS LOCATED WEST OF THE MONTEREY ROAD/BURNETT AVENUE INTERSECTION, THE FAMILY RV SITE (FARV MONTEREY, LLC, OWNER). CEQA: EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL).**

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a single-lot Vesting Tentative Map and Design Permit.

Principal Planner Gina Paolini presented the staff report at 8:37 p.m.

Chair Mueller opened the Public Hearing at 8:59 p.m. The following individuals addressed the Planning Commission:

- DeNova Homes
- Robert Del Rio
- Alicia Chandler
- William Link
- Joe Baranowski
- Robert Del Rio
- Rich Pignone
- Bob Long
- Dan Martinelli
- DeNova Homes
- Alicia Chandler
- DeNova Homes
- Bob Long

Hearing no further request to speak, the Public Hearing was closed at 10:08 p.m.

MOTION:

Adopt as Amended with the following added conditions: 1. Subject to the approval of the Development Director or designee, the landscape plans shall be

modified to include additional trees and larger trees (maximum 24-inch box) along the southern property line shared with the Angelica Court properties. The applicant and the City shall select an Evergreen tree species for quick growth, large canopies, and minimal "shedding", that comply with the Water Efficient Landscape Ordinance and other City standards; 2. On Page 22 of the conditions, Section F: Masonry Wall: Change all references of a 6-ft masonry wall to a 7-ft masonry wall; 3. Fence: The applicant shall install a 7-foot tall (6' solid, 1-foot lattice) wood fence along the property line shared with Angelica Court properties, provided that the fence is taller and provides better "screening value" than the existing fence, subject to the approval of the Development Services Director or designee; 4. Add a disclosure statement to the CC&Rs that a statement shall be inserted into the homeowner disclosures identifying the potential for noise, dust, and other business-related operations created by the adjacent business (Irish Construction Co.) to the north.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Habib
AYES:	Mueller, Tanda, Habib, Downey
NAYS:	Lake, Wilson
ABSTAIN:	None
ABSENT:	Kumar

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carmen made an announcement at 10:25 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 10:38 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk