

Consultant Lloyd Zola: Went over the percentage of small cell nodes in preferred locations and showed an exhibit showing the proposed preferred and less preferred locations.

Consulting Attorney Deborah Fox: Noted the lawsuits post adoption and what will happen next. But they would advise the federal court that they do not need to make a determination because the new ordinance replaces the existing. Litigators would likely still move forward with litigation and ask that all previous applications be approved. Other motions in federal court have been pending for several months.

City Attorney Houston clarified some procedural issues and asked if there are any additional questions.

### COMMISSION DISCUSSION

Commissioner Steinle recommended to continue because there is a lot of material that was submitted at the last minute.

Action: Upon a motion by Commissioner Steinle, seconded by Commissioner Mensinger, the Commission recommends continuance of the Wireless Communications Ordinance Amendment to the March 17, 2022 Planning Commission Meeting.

The motion was approved (5-0) by the following vote:

AYES: Chair Doran and Vice-Chair Mensinger, Commissioners Marek, Ahi and Steinle

NOES: None

ABSENT: Bodner and Roche

### 3. **TM21-0002 – Navneet Aron - 705 Vista Grande Avenue**

A request for a tentative parcel map to subdivide a 26,708 square foot parcel at 705 Vista Grande Avenue into two lots. The proposed subdivision would create a 12,166 square-foot corner lot, a 11,120 square-foot interior lot, and dedication of the street frontage along Springer Road. A categorical exemption pursuant to Section 15315 (Class 15), Minor Land Divisions of the California Environmental Quality Act (CEQA) guidelines will be considered. *Project Planner: Golden*

#### Staff Presentation

Interim Planning Services Manager Golden presented the staff report recommending to the City Council approval of tentative parcel map application TM21-0002 to subdivide the property into two lots subject to the findings and conditions contained in the draft resolution. He noted late correspondence received.

City Attorney Houston noted that the project is subject to the Subdivision Map Act and Housing Accountability Act.

#### Commissioner Questions for Staff

Commissioner Steinle asked about the legal findings to approve or deny a project.

City Attorney Houston said there would have to be evidence to deny a project based on findings.

#### Applicant Presentation

Applicant Navneet Aron with introduced the project.

Property owners Sandesh and Shikha Tawari gave some project background.

Applicant Navneet Aron provided a presentation, went over neighborhood outreach, and landscape screening.

Commissioner Questions for the Applicant

None.

PUBLIC COMMENT

Resident Paul Rotche

- Concerns about privacy;
- Concerned about two-story structures and impacts on the neighborhood;
- Concerned about the density of development;
- Concerned about vehicles; and
- Concerned about removal of trees.

City Attorney Houston addressed the Commission noting that the application before them is just a subdivision application.

Resident Steve Aldrich

- Supports the project.

**COMMISSION DISCUSSION**

Motion to Approve:

Action: Upon motion by Vice-Chair Doran, seconded by Commissioner Mensinger, the Commission recommended approval to the City Council of tentative parcel map application TM21-0002 to subdivide the property into two lots subject to the findings and conditions contained in the draft resolution.

The motion was approved (6-0) by the following vote:

AYES: Chair Doran and Vice-Chair Mensinger, Commissioners Marek, Ahi, Roche and Steinle

NOES: None

ABSENT: Bodner

**COMMISSIONERS' REPORTS AND COMMENTS**

None.

**POTENTIAL FUTURE AGENDA ITEMS**

Interim Planning Services Manager Golden gave an overview of future agenda items.

**ADJOURNMENT**

Chair Doran adjourned the meeting at 9:38 P.M.

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Steve Golden