



PLANNING COMMISSION

MEETING MINUTES

7:00 PM - Thursday, June 16, 2022
Telephone/Video Conference Only

CALL MEETING TO ORDER

At 6:02 p.m. Vice-Chair Mensinger called the meeting to order.

ESTABLISH QUORUM

PRESENT: Vice-Chair Mensinger, Commissioners Ahi, Roche and Steinle
ABSENT: Chair Doran, Commissioners Bodner and Marek
STAFF: Development Services Director Zornes, City Attorney Houston, Interim Planning Services Manager Golden, Senior Planner Gallegos, and Consulting Planner Hayagreev

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

PUBLIC HEARING

1. D22-0002 – EAH Housing – 330 Distel Circle

Multiple-Family Design Review and Conditional Use Permit for a new multiple-family development with a five-story building with 90 condominium units for rent along 330 Distel Circle with 90 parking spaces utilizing a mechanized parking system and a common amenity space on the first floor. The proposal is for a 100% affordable housing project and is eligible for a density bonus, development incentives, and development waivers under state law and city ordinance. The project is categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Hayagreev* **This item has been removed from the agenda. The item will be re-noticed for a future meeting.**

ITEM #2 WAS MOVED AFTER ITEM #3

2. MOD22-0003 – Prometheus Real Estate Group, Inc – 5150 El Camino Real

Modification to a Vesting Tentative Subdivision map and State Density Bonus for a previously approved 196-unit multiple-family development. The proposed project includes a modification to the Vesting Tentative Map to subdivide the lot into two lots for condominium purposes, with the two five-story building along El Camino Real with 172 apartment units on lot No. 1, and the townhouse buildings with 24 units on lot No. 2. The proposal is offering 29 low-income affordable units and a request for a waiver from the 75-foot site frontage requirement. An MND was prepared and certified by the City Council for the project as part of the 5150 El Camino Real Residential Development MND (SHC# 2019079050) on December 10, 2019, a subsequent addendum to the MND is not required under State CEQA Guidelines Section 15162. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of a modification to the Vesting Tentative Map and State Density Bonus for application MOD22-0003 per the findings and conditions contained in the resolution (Attachment A). He then answered clarifying questions from Commissioners Steinle, Ahi, Roche and Vice-Chair Mensinger.

APPLICANT PRESENTATION

Don Peterson and Michael Ducote of Prometheus Real Estate Group, Inc. gave a project presentation and answered a clarifying question from Commissioner Ahi.

PUBLIC COMMENT

Han commented on the project.

Pierre Bedard, speaking as a resident not a commissioner, commented on the project.

APPLICANT'S REBUTTAL

Don Peterson and Michael Ducote of Prometheus Real Estate Group, Inc. provided a rebuttal.

Vice-Chair Mensinger closed the Public Comment period and Commission discussion proceeded.

Action: Upon motion by Commissioner Steinle, seconded by Commissioner Ahi, the Commission recommended approval of application MOD22-0003 per the findings and conditions contained in the resolution with modifications to conditions 3, 8 and 12 per staff's recommendation, and change whereas "for-sale" to "rentals".

The motion was approved (4-0) by the following vote:

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

NOES: None

ABSENT: Chair Doran, Commissioners Bodner and Marek

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Roche reported on the June 14, 2022 City Council meeting regarding the Wireless Ordinance. City Attorney Houston stated the ordinance introduction passed by a 3-2 vote.

POTENTIAL FUTURE AGENDA ITEMS

Interim Planning Services Manager Golden went over the items on the next two upcoming meeting agendas and provided a few announcements. City Attorney Houston announced some Public Works training.

- 3. 19-D-01, 19-UP-01 and 19-SD-01 – Gregory and Angela Galatolo – 4350 El Camino Real** Multiple-Family Design Review, Conditional Use Permit and Tentative Subdivision map for a new multiple-family development with a five-story building with 47 condominium units along El Camino Real with two levels of underground parking. The proposal includes seven affordable units with four moderate-income units and three very-low-income units, and a density bonus with development incentives to allow for increased building height and a reduced parking aisle width. A Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program in compliance with the California Environmental Quality Act (CEQA) will be considered. *Project Planner: Hayagreev* THIS ITEM WAS CONTINUED FROM THE APRIL 7, 2022 PC MEETING.

There was no quorum for agenda item #3 since Commissioner Steinle had to recuse himself because his residence is located within 500 feet of the project site.

Action: Upon motion by Vice-Chair Mensinger, seconded by Commissioner Roche, the Commission moved to continue Multiple-Family Design Review, Conditional Use Permit and Tentative Subdivision map applications 19-D-01, 19-UP-01 and 19-SD-01 to a date certain for the July 21, 2022 PC meeting.

The motion was approved (4-0) by the following vote:

AYES: Vice-Chair Mensinger Commissioners Ahi, and Roche

NOES: None

RECUSED: Steinle

ABSENT: Chair Doran, Commissioners Bodner and Marek

ADJOURNMENT

Chair Doran adjourned the meeting at 7:01 PM.

Steve Golden
Interim Planning Services Manager