CALL TO ORDER

- Commissioners Present (6): Robin Aeschliman, Bill Bluhm, Mark Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair), Donald Murphy (Chair)

- Commissioners Absent (1): Jeanne Byrne

1. APPROVAL OF AGENDA

On a motion by Vice Chair Lilley, seconded by Commissioner Aeschliman, the Commission voted 6-0-1 (Commissioner Byrne absent) to approve the Agenda. Motion Passed.

2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)

(Please refer to the Video Recording for details)

- Chair Murphy noted that the City Manager has reduced the number of Planning Commission meetings to one meeting per month, effective January 2020, and asked that any Commissioner correspondence on the matter to the City Council specify that it reflects that individuals opinion, not that of the body. He also noted that the City held a public scoping meeting for EIR for the upcoming ATC project and comment period is open until December 13th.

- Director Aziz stated that the City is drafting its new ADU ordinance, but also is waiting on the final State legislation on the issue to complete an accurate policy.

3. COUNCIL LIAISON ANNOUNCEMENTS

(Please refer to the Video Recording for details)

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update from the latest City Council meeting, and highlighted the issues that the Council is working on now and in the near future.

4. GENERAL PUBLIC COMMENT

The Chair opened the meeting to public comment

(Please refer to the Video Recording for details)

- Gary Mello, President of the Monarch Pines Homeowner’s Association, commented on perceived errors on the City’s adopted zoning map.

- Lisa Ciani suggested that reducing the number of Planning Commission meetings may not be advisable given upcoming LCP review.

The Chair closed the meeting to public comment

- The Chair requested that Staff respond to the public comments as an exception to normal practice
and Assistant City Attorney Quinn and Community Development Director Aziz provided very brief updates on the Monarch Pines matter.

CONSENT AGENDA
(Note the consent agenda item 5.a. was pulled at public request (Mr. Gary Mello); and was relisted as item 6.A in Regular Agenda Items)

5. A. Approval of Minutes of the November 21, 2019, PC Regular Meeting
   Recommended Action: Approve minutes.
   Reference: Alex Othon, Assistant Planner
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

REGULAR AGENDA

6. A. Approval of Minutes of the November 21, 2019, PC Regular Meeting
   Recommended Action: Approve minutes.
   Reference: Alex Othon, Assistant Planner
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

   The Chair opened the item to public comment.
   
   - Gary Mello recommended not approving the prior minutes because they include a map depicting the “O” Zone through the Monarch Pines Homeowners Association. He concluded that Commission should either leave out the map or change the map.

   The Chair closed the meeting to public comment

   The Commission discussed the issue.

   On a motion by Vice Chair Lilley, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Commissioner Byrne absent) to approve the minutes from the Planning Commission’s November 21th, 2019 meeting with corrections. Motion Passed.

7. DISCUSSION ITEMS

A. Conceptual Review - Accessory Dwelling Units (ADU) Ordinance Amendments
   Recommendation: Discuss and provide direction to staff to return with Amendments to Chapter 23.80.
   Reference: Anastazia Aziz, AICP, Community Development Director
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

   On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Commissioner Byrne absent) to continue the item until the next meeting. Motion Passed.

B. Conceptual Review – Reducing Minimum Lot Sizes
   Recommendation: Receive as information, discuss and provide staff direction.
   Reference: Anastazia Aziz, AICP, Community Development Director
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

   (Please refer to the Video Recording for details)
Director Aziz provided a briefing and answered questions.

The Chair opened the item to public comment

Gary Mello requested that the staff not to include a city map in this discussion until the “O” zone issue is resolved.

The Chair closed the floor to public comment.

The Commission discussed the issue and the Chair recommended that the issue be continued to the next meeting to permit Commissioner Byrne to be able to participate in discussion on this issue.

On a motion by Chair Murphy, seconded by Commissioner Bluhm, the Commission voted 6-0-1 (Commissioner Byrne absent) to continue the item until the next meeting. Motion Passed.

ADJOURNMENT

The Chair adjourned the meeting at 7:07 p.m.

The next meeting is scheduled for December 19th, 2019

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Mark Brice Chakwin, Secretary

December 19th, 2019
Date