

**Draft Excerpt Planning Commission
Meeting Minutes of May 9, 2018
1375 El Camino Real (Catalina Residential Development Project)**

ITEMS SET FOR HEARING

- 3. 18-336** Action on Catalina Townhouse Residential Development Project
at 1375 El Camino Real

Recommendation:

1. Recommend adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the Catalina Residential Development Project; and
2. Recommend approval of the rezoning from Thoroughfare Commercial (CT) to Planned Development (PD) to allow development of 52 townhouse units, including 8 live-work units, with an additional 1,475 square feet of amenity and open space and approve the Vesting Tentative Subdivision Map to subdivide one lot into 10 lots.

1. A Motion was made Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Catalina Residential Development, **approved unanimously (6-0-0-0)**.

2. A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Rezone from Thoroughfare Commercial (CT) to Planned Development (PD) with 53 units, one additional below market rate unit for a total of six affordable units, and increased common open space area to a total of approximately 3,000 square feet, **approved (5-1-0-0, O'Halloran opposed)** with the following additional recommendations:

- that the applicant provide overhead storage in each of the garages.
- that the applicant provide one of the guest parking spaces as a dedicated rideshare parking space equipped for vehicle charging.
- that a Planned Development Amendment be required for façade modifications to the live/work units.
- that signage be utilized for the parking spaces closest to the live/work units for business patrons.

3. A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Vesting Tentative Subdivision Map to subdivide one lot into 10 lots, **approved unanimously (6-0-0-0)**.