

3. 24-1629 PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

Recommendation: Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Associate Planner Debby Fernandez provided the staff presentation.

Assistant City Attorney Alexander Abbe addressed the Commission regarding two conditions of approval related to the use of natural gas, B8 and P23. Mr. Abbe explained that B8 required the developer to comply with the City's "Reach Code," which requires most new development projects to build All-Electric Construction, with no installation of natural gas infrastructure. Mr. Abbe explained that in recent discussions with the developer, the developer had also voluntarily committed to All-Electric Construction, regardless of the application of the City's Reach Code, and that this was memorialized in condition P23.

Mr. Abbe further explained, however, that despite this commitment from the developer, the developer had requested a modification to condition P23. As drafted by staff, condition P23 stated that the developer's commitment to All-Electric Construction was an express basis for the City's decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The developer agreed that a revision to the rezoning would be required if they later sought to use natural gas, but the developer did not want the City to state that All-Electric Construction was one of the express grounds for granting the PD zoning. Mr. Abbe cautioned that the developer's request would likely make condition P23 more difficult to enforce, and make it more likely that the developer could utilize natural gas in the future without City approval.

Mr. Abbe also explained that the developer was objecting to condition P5, which obligated the developer to provide a 5-foot sidewalk and a 5-foot landscaped area in conformance with the Pruneridge Avenue Complete Streets Plan (PACSP). Mr. Abbe advised the Commission that the Council formally adopted the PACSP in August 2022 and that the Commission did not have the discretion to waive the requirements of the PACSP, such as condition P5.

Commissioners inquired upon various items on the proposed project including new sidewalk standards, the possible use of solar for the project, traffic patterns for the project and concerns regarding the busy intersection at Pruneridge and Winchester as it relates to the location of the project driveway, as well as relocation of the remains of the burial site.

SCS Development representatives Matthew Schott and Cory Kusich provided the Applicant presentation.

David J. Powers & Associates staff Shannon George and Patrick Kalle were in attendance and spoke at the meeting.

Public Speaker
Chris Sarbaugh

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to close public comment.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve Staff Recommendation 1.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow, to approve Staff Recommendation 2 with additional recommendations to include Provide "Right Turn Only During Peak Hours" signage for the project driveway and for the applicant to use reasonable efforts, to the satisfaction of the Director of Community Development to obtain written documentation from the diocese of the previous church on the site documenting the disposition of the remains from the burial site on the property.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

**A motion was made by Commissioner Biagini, seconded by
Commissioner Bouza to approve Staff Recommendation 3.**

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru,
Commissioner Huang, Commissioner Bouza, Commissioner Saleme,
and Commissioner Crutchlow

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

Staff Aide II Elizabeth Elliott provided updates on travel requests.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided budget updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 8:21 pm. The next regular scheduled meeting is
Wednesday, March 6, 2024 at 6 pm.