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)**.