

**Draft Excerpt Planning Commission
Meeting Minutes of May 9, 2018
2780 El Camino Real (Moonlite Lanes Townhome Project)**

ITEMS SET FOR HEARING

4. **18-452** Action on the Moonlite Lanes Townhome Project at 2780 El Camino Real

Recommendation:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Moonlite Lanes Townhome Project;
2. Approve General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential;
3. Approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow construction of a 58 residential townhome development; and
4. Approve the Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common lots for use as a private street and utility corridors.

One member of the public, Josue Garcia from the Santa Clara County Residents for Responsible Development, spoke in favor of the project stating that the development will provide construction jobs and much needed housing.

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

2. A Motion was made by Commissioner Jain, seconded by Commissioner Saleme, to recommend that the City Council approve the General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential, **approved unanimously (6-0-0-0)**.

3. A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development, **approved unanimously (6-0-0-0)** with the following additional recommendations:

- that the HOA provide transit passes for interested residents
- that condition E24 be eliminated as it is not applicable to this project
- that condition C25 be clarified to state that garages will be pre-wired at a Level 2 for EV charging
- that the applicant provide a centralized green space wherever feasible
- that one parking space be reserved for ride share parking, if possible
- that the applicant offer overhead storage in garages as an option for buyers

After discussion, Commissioner Jain **rescinded the motion**, seconded by Commissioner Chahal, and approved unanimously (6-0-0-0) to discuss and clarify the number of affordable units.

Commissioner Jain motioned to recommend that the City Council approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development, approved unanimously (6-0-0-0) with the following additional recommendations:

- that the HOA provide transit passes for interested residents
- that condition E24 be eliminated as it is not applicable to this project
- that condition C25 be clarified to state that garages will be pre-wired at a Level 2 for EV charging
- that the applicant provide a centralized green space wherever feasible
- that one parking space be reserved for ride share parking, if possible
- that the applicant offer overhead storage in garages as an option for buyers
- **that the applicant offer six affordable units instead of five**

4. A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Vesting Tentative Subdivision Map to create 58-for sale residential lots and 13 common lots for use as a private street and utility corridors, **approved unanimously (6-0-0-0)**.

An additional Motion was made by Commissioner Jain, seconded by Commissioner Chahal, to request that the applicant provides clarification of the numbers from Table 1 of the Mitigated Negative Declaration regarding the traffic study before the Council hearing, **approved unanimously (6-0-0-0)**.