



**MINUTES
PLANNING COMMISSION
SPECIAL MEETING – 5:30 P.M.
Wednesday, February 10, 2021
Virtual Meeting**

1. **ROLL CALL** – Chair Olivas called the meeting to order at 5:30 p.m.
Present: Commissioners Nanney, Barar, Lyon, Coher, Delgado, Hansen, Wendler, Vice-Chair Coppess, Chair Olivas
Excused Absent: None
Staff: David Reyes, Leon White, Jennifer Paige, Theresa Fuentes, Natsue Sheppard, Luis Rocha
2. **APPROVAL OF MINUTES**
 - A. **January 27, 2021** - Commissioner Wendler moved approval of the January 27, 2021 Meeting Minutes. Seconded by Commissioner Delgado. Commissioner Lyon amended the motion for item 4A. Minutes approved 8-0. Commissioner Hansen abstained.
3. **DIRECTOR'S REPORT**
 - Director Reyes presented about Affordable Housing production in the city.
4. **PUBLIC HEARING**
 - A. **Five-Year Review of Master Plan – Maranatha High School**

Five-year review of Maranatha High School Master Plan for compliance with the features of their adopted MasterPlan and conditions of approval. It is recommended that the Planning Commission:

 - 1) Find that the proposed action herein is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and
 - 2) Find that Maranatha High School is in compliance with the conditions of approval and provisions of the Master Plan.

Case Manager: Natsue Sheppard

Motion
Commissioner Coppess moved staff recommendation. Commissioner Delgado amended condition 27 to read “Maranatha will be required to obtain approval from the Department of Public Works and Department of Transportation to locate and construct permanent curve slopes or temporary metal ramps at the discretion of the Department of Public Works where vehicles would enter and exit the southeast lawn.” Seconded by Commissioner Coher. Motion approved 9-0.

5. INFORMATION ITEM

A. Study Session: Density Bonus Projects

Discussion of different residential development scenarios, including the use of Density Bonus, concessions and change of zone to Planned Development.

Case Manager: Luis Rocha

6. COMMENTS AND REPORTS FROM STAFF

A. Draft Annual Report FY2019-2020 and Commission Workplan FY2020-2021

Case Manager: David Sanchez

Public Comment:

- Nina Chomsky

7. COMMENTS AND REPORTS FROM COMMITTEES

A. Design Commission – Commissioner Barar updated Planning Commission on three projects discussed on 2/9/2021.

B. Board of Zoning Appeals – no report

8. COMMENTS AND REPORTS FROM COMMISSIONERS

- None

9. ADJOURNMENT – Chair Olivas adjourned the meeting at approximately 7:50 p.m.

David Sanchez, Principal Planner

Tess Varsh, Recording Secretary