



## **5. PUBLIC HEARING ITEMS**

**A. Recommend to the City Council Approval of a General Plan Amendment and a Zone Change for 70 Muckelemi Street (APN 002-350-002) as an Adequate Site for Affordable Housing. The property is currently zoned Mixed-Use, proposed amendment to High Density Residential.**

Commissioner Matchain recused himself stating he lives close to the property, and left the Council Chambers. Commissioner Medeiros stepped in to chair the meeting.

Associate Planner Kennedy provided a report and introduced Richard James of EMC Consulting Group, who gave a presentation and described the properties viewed as Options 1, 2 and 3. A question and answer period followed. During public comment Mark McBride was concerned with the gateway, and questioned whether the City wants more housing and lots of resident parking. Cara Vonk spoke in support of Option 2. Matthew Manning, owner of two of the parcels that are possible options, reported that the San Benito Health Foundation is going to build on one of the parcels. Howard Cohen, owner of 70 Muckelemi Street, discussed his property.

A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to select Option 2 (Parcel D on the map) and adopt Resolution 2019-23, Recommending to the City Council approval of Amendments to Section 11-03-010 (Development Standards Matrix), of Chapter 11-03 (Zoning District Development Standards), of Title 11 (Zoning), of the San Juan Bautista Municipal Code, for the purpose of implementing the San Juan Bautista General Plan Housing Element. The motion passed 3-0-0-2 with Commissioners Freels and Matchain absent.

Whereupon a break was taken at 7:45 p.m. Vice Chairman Matchain returned to the dais and the meeting resumed at 7:50 pm.

## **6. DISCUSSION ITEMS**

**B. Design Criteria for Accessory Dwelling Units (ADU)**

Associate Planner Kennedy presented a report and suggested postponing this item until January because of pending activity by the State. During public comment Cara Vonk advised against waiting or the State regulations will take effect.

**C. Report by Associate City Planner on Cal APA (American Planning Association) Conference**

Associate Planner Kennedy provided an overview of the conference he attended.

## **7. COMMENTS & REPORTS**

**A. Planning Commissioners**

Commissioner Medeiros thanked City Manager Reynolds for his support during the item to split the Board and the Planning Commission, and for promising the Commissioners would get more training.

**B. City Planner**

No comments received.

**C. City Manager**

No comments received.

**8. ADJOURNMENT**

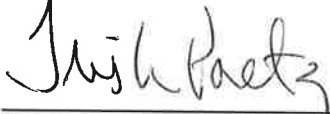
The meeting adjourned at 8:02 p.m.



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Chairman Scott Freels

ATTEST:



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Trish Paetz, Deputy City Clerk