



PLANNING COMMISSION

ANNUAL REPORT, 2019

MISSION:

- Make decisions or advise the City Council and staff on land use and property development issues.
- Review and take action on larger scale project applications within the city to ensure consistency with the long-range General Plan, Zoning Ordinance, California Environmental Quality Act (CEQA), State laws and other public policies that advance the interests of our community.
- Review and make recommendations to the City Council on projects that involve Zoning or General Plan amendments
- Review and make recommendation on General Plan updates

MEMBERSHIP:

- Sarah Loughran (Chair)
- Jeffrey Schoppert (Vice Chair)
- Berenice Davidson
- Mark Lubamersky
- Aldo Mercado
- Shingai Samudzi
- Barrett Schaefer

2019 HIGHLIGHTS:

- Study Sessions – Commission began reviewing larger projects during the Conceptual Review process to provide preliminary feedback.
- 999 Third St (BioMarin/Whistlestop/EDEN Housing) - Two buildings totaling 207,000 sq. ft. for research and development and office for BioMarin + 67 senior units above active aging center for Whistlestop/EDEN Housing – Conducted study session and public hearing on Draft Environmental Impact Report (DEIR).
- 1201 5th Ave (AC Marriot) - New 140 bed hotel – Approved.
- 1005 and 1010 Northgate Dr (Northgate Walk) - 136 residential condominium units – Approved.
- General Plan 2040 update and Downtown Precise Plan - Review and comment on Scope of Draft EIR and Downtown Precise Plan.
- 703 Third St. - 120-unit 'rental'/mixed-use bldg) – Recommended approval.

- 9000 Northgate Dr (Costco at Northgate Mall) – Conducted Study Session/Conceptual Design Review and provided comments on proposal for 147,000 sq ft warehouse and fueling station at former Sears site.
- 350 Merrydale Rd/3883 Redwood Hwy. – 45-unit residential townhome development – Recommended Approval.
- Draft Ministerial Design Guidelines - Reviewed and provided initial comments on draft ministerial planning standards as required by State Senate Bill (SB 35).

2020 GOALS:

- Review and provide recommendation to City Council on General Plan 2040 update
- Review Revised Ministerial Design Guidelines for compliance with State Senate Bill (SB35)
- Review and provide recommendation on Accessory Dwelling Unit Ordinance update for compliance with state laws
- Review projects that require Planning Commission review and approval
- Conduct public hearing on Final EIR and project merits for BioMarin/Whistlestop project at 999 3rd St
- Continue conducting study sessions on larger project during conceptual review/pre- application phase.