

**1. BAHIA HEIGHTS (BW)
CEQA MITIGATED NEGATIVE DECLARATION
P2016-096;**

**MASTER PLAN
PRECISE DEVELOPMENT PLAN
TENTATIVE SUBDIVISION MAP
DESIGN REVIEW
WATER LINE EASEMENT
AFFORDABLE HOUSING IN-LIEU FEE
VACATION OF NON-ACCESS STRIP
APN 143-272-07; END OF MISTY ROAD**

Hold a public hearing and consider adoption of resolutions providing recommendations to the City Council regarding a mitigated negative declaration (IS/MND), master plan/precise development plan, design review, vesting tentative subdivision map, and payment of an affordable housing payment of in-lieu fee, and the adoption of general plan consistency findings relating to a grant of easement and vacation of non-access strip for a 9-lot single-family residential subdivision in the Bahia neighborhood.

Senior Planner Walker presented the staff report and noted two comment letters that were provided to the Commissioners at the beginning of the meeting.

The Planning Commissioners asked planning staff questions regarding:

- Story Poles – Why were poles not replaced prior to Planning Commission hearing?
- Bahia HOA – Is the project subject to review by the HOA?
- Home Size & Affordability – Did staff discuss housing type, size, and affordability?
- Wetlands – What is Army Corps of Engineers process relative to the wetland area?
- Water Line Easement & Slope Stability – Consideration given to steep slopes?
- Affordable Housing – How was in-lieu fee calculated?
- Timing – Why did it take nearly 3-years to bring project forward?

Planning Manager Marshall and Senior Planner Walker responded to the Commission's questions.

Aaron Roden, representing Ryder Homes (applicant), and Lauren Martino, applicant's representative, provided a history of the project and described the proposed architecture and site design.

The Planning Commission asked the applicant some clarifying questions. The applicant responded to the commissioners.

The public comment portion of the meeting was opened.

Charles Thompson, President of the Bahia Home Owners' Association (HOA), made comments regarding the property in reference to HOA requirements, and supported inclusion of Condition of Approval Number 7.

Sherry Temple made comments regarding her request to use art in-lieu fee monies towards landscaping and maintenance at the Bahia entrance median.

Patrick Kaye stated his support for the project.

Pamela Simos stated her support for the project.

Sherry Temple made a comment regarding sight distance at Misty Road.

Charles Thompson stated the Bahia HOA will review the proposed architecture.

The public comment portion of the meeting was closed.

The Planning Commissioners asked staff additional clarifying questions regarding:

- Traffic – Was traffic on Topaz analyzed?
- Art – Can public art component address landscape median?
- Slope Stability – Were future improvements on Lot 2 considered – site is steep?
- Bahia HOA Letter – Anything specific needed to address HOA comment letter?
- Non-Access Strip – Same issue as non-access strip in General Plan?

Consulting Engineer Wade, Senior Assistant City Attorney Nebb, Planning Manager Marshall, and Senior Planner Walker responded to the Commissioners questions.

The Commissioners discussed the merits of the project.

Commissioner Strauss – Finds no reason to oppose project. Happy to see HOA and neighbors participating in the design process. Overall, a good project and nine families will be joining an amazing neighborhood – Bahia is a wonderful place to live.

Commissioner Gabriel – Noted his support for the project.

Commissioner Derby – Supports the project, but expressed concern about how long it took to reach the Planning Commission. Perhaps consider an expanded list of CEQA consultants.

Commissioner Wernick – Shared the same sentiments as Commissioners Derby and Strauss – will be a beautiful project.

Commissioner Tiernan – expressed support for the project and felt it was compatible with the Bahia community.

Chair Havel – Concurred with the sentiments of his fellow commissioners. Noted he felt that six months for the CEQA process was accurate. Appreciated the time taken by Ryder Homes to work with the Bahia community.

M/s: Tiernan/Strauss to adopt resolution recommending City Council adopt a CEQA Mitigated Negative Declaration for the Bahia Heights project. Passed 6-0-1 (Ayes: Havel, Derby, Tiernan, Wernick, Strauss, and Gabriel; Nays: none; Absent: Dawson)

M/s: Tiernan/Wernick to adopt resolution recommending City Council approve the Master Plan, Precise Development Plan, and Design Review for the Bahia Heights project. Passed 6-0-1 (Ayes: Havel, Derby, Tiernan, Wernick, Strauss, and Gabriel; Nays: none; Absent: Dawson)

M/s: Tiernan/Strauss To adopt resolution recommending City Council approve the Vesting Tentative Subdivision Map, and find that the proposed vacation of non-access strip and the granting of a water line easement are consistent with the General Plan for the Bahia Heights project. Passed 6-0-1 (Ayes: Havel, Derby, Tiernan, Wernick, Strauss, and Gabriel; Nays: none; Absent: Dawson)