

the Nylands. Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

A motion was made by Commissioner Gredasoff and seconded by Commissioner Garratt to approve Resolution 2016-01 adopting a categorical exemption for a lot line adjustment for APN 002-540-007 and APN 002-350-009 and 010, under Article 19, Section 15305(a) of CEQA. The motion passed unanimously, 5-0.

A motion was made by Commissioner Gredasoff and seconded by Vice Chairman Medeiros to approve Resolution 2016-02 approving a lot line adjustment for John Nyland (APN 002-350-009 and 010; 002-540-007). The motion passed unanimously, 5-0.

B. Consider Site and Design Review Permit for 415 Seventh Street. APN 002-380-026, 027, 028 & 029. The applicant is Al Valles

i. Consider Resolution 2016-XX Approving Site and Design (SD 2015-81) for four Single Family Residential Homes at 415 Seventh Street

Chairman Franco recused himself and left Council Chambers as he lives within 300 feet of the project. Vice Chairman Medeiros chaired the meeting.

Staff presented the project. Applicant Al Valles requested a special meeting when the city attorney could be present. It was the consensus of the Commission to hold a special meeting for a public hearing the topic, on January 20 at 6 p.m. No further action was taken.

C. Consider Lot Line Adjustment (LLA 2015-81) at 415 Seventh Street (APN 002-380-026, 027, 028 & 029). The applicant is Al Valles.

i. Consider Resolution 2016-XX Approving a Categorical Exemption for a Lot Line Adjustment.

ii. Consider Resolution 2015-XX Approving the Lot Line Adjustment.

This item will also be included in the public hearing on January 20. No further action was taken at this time.

D. Consider Minor Subdivision (MS 2015-1201) at 44 Church Street. Applicant: Al V Inc. APN 002-290-039

i. Consider Resolution 2015-XX Adopting a Categorical Exemption

ii. Consider Resolution 2015-XX Approving a Minor Subdivision

This item was continued to the next regular Planning Commission meeting.

Whereupon, Commissioner Franco returned to the meeting and took his seat as chairman.

E. Consider Approving 2035 General Plan Documents

i. Consider Resolution 2016-XX Approving the 2035 General Plan Background Report with a Recommendation to the City Council

ii. Consider Resolution 2016-XX Approving the 2035 General Plan Environmental

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Impact Report with a Recommendation to the City Council

iii. Consider Resolution 2016-XX Approving the 2035 General Plan with a Recommendation to the City Council

Chairman Franco announced approval of the General Plan documents will return for discussion and voted on at the February regular Planning Commission meeting as he wants to get the intent to the public. Chairman Franco opened the public hearing. John McCormick was concerned with why action could not be taken on the documents tonight. Chairman Franco closed the public hearing. No action was taken.

7. DISCUSSION ITEMS

A. Fencing Regulations

Staff provided a report. Fencing regulations were discussed. There was no public comment.

B. Brewery Update

Staff provided an update, together with a project checklist. A question and answer period followed. There was no public comment.

C. Noise Ordinance

Staff provided a draft noise ordinance. A question and answer period followed. The Commission asked staff to bring back as a workshop and public hearing at the next regular Planning Commission meeting.

D. Consider Adopting Rules and Regulations for Home Occupation Business Permit

Staff provided a draft ordinance and asked Commissioners to review as issues are pending. Staff was requested to bring back the draft ordinance for further discussion and public hearing next month.

E. Planning Commission By-Laws – Commissioner Garratt

There was discussion about adding rotation of officers to the by-laws. There was not public comment.

F. Rescheduling of the Historic Downtown Streetscape Guidelines

The Commission asked staff to arrange a special meeting for a Tuesday or Thursday in February at 6 p.m.

G. Strategic Planning Committee Report

No report was provided as Commissioner Gredassoff was absent.

8. COMMENTS

A. Planning Commissioners – Vice Chairman Medeiros suggested asking Supervisor Botelho to give a presentation on Earthbound Farm.

B. City Manager

The City Manager was absent.

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C. Assistant Planner

No comments were received.

8. ADJOURNMENT

The meeting adjourned at 9:24 p.m.