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Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Vice Chair Davis called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Vice Chair Davis led the salute to the flag.

ROLL CALL

- Present:** 6 - Vice Chair Galen Kim Davis
Commissioner Chris Figone
Commissioner Martin Pyne
Commissioner Michael Serrone
Commissioner Neela Shukla
Commissioner Ilan Sigura
- Absent:** 1 - Chair Nathan Iglesias

Chair Iglesias' absence is excused.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Pyne moved and Commissioner Shukla seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 6 - Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Shukla
Commissioner Sigura

No: 0

Absent: 1 - Chair Iglesias

1. [24-1104](#) Approve Planning Commission Meeting Minutes of October 14, 2024
Approve Planning Commission Meeting Minutes of October 14, 2024 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

None.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

2. [24-1106](#) CDD 25-01 Consider a Fee for Private Vehicles Parking on City Streets
Principal Planner George Schroeder summarized the study issue titled "Consider a Fee for Private Vehicles Parking on City Streets."

Commissioner Pyne asked about the impact of combining this study issue with the related residential parking study issue. Principal Planner Schroeder noted that since this study is more detailed, doing so would increase the timeline of the related residential parking study issue.

Commissioner Sigura asked about the locations where this proposal would apply and Principal Planner Schroeder noted that this study issue is being considered in Citywide residential zoning districts. Commissioner Sigura asked whether the study will evaluate the number of parking permits per household and Principal Planner Schroeder replied that while it could be included in the study, three vehicles per household is the current limit.

Commissioner Figone asked how parking will be enforced and Principal Planner Schroeder replied that signage will be posted in designated areas and enforced by the Department of Public Safety.

Commissioner Pyne asked whether the Commission may reduce the scope of the

study at this meeting or at a later date. Principal Planner Schroeder replied that modifications should be made at this meeting and Planning Officer Shaunn Mendrin noted that any revisions after tonight's meeting would conflict with the Study Issue Workshop schedule.

Vice Chair Davis asked how often parking has been enforced in residential public streets and noted that he lives close to a multifamily development where street parking can be hard to find. He asked how many petitions the City has received for street permit parking. Principal Planner Schroeder clarified that this would be part of the study.

Vice Chair Davis opened the public hearing.

There were no public speakers for this agenda item.

Vice Chair Davis closed the public hearing.

Commissioner Serrone noted that other proposed study issues seem to be of more importance.

Commissioner Figone asked how this study issue was proposed and Vice Chair Davis recalled that former Planning Commissioner Howard proposed this study issue. Commissioner Figone noted his understanding of the study issue as parking has been an issue to many residents.

Commissioner Pyne noted that the Community Development Department is currently proposing nine study issues to the City Council. He noted that he is open to reducing the scope of the study issue and bringing it back for further review next year.

Commissioner Sigura noted that he does not feel that parking is a pressing issue at this time and the study should be conducted when there is a real need for it. He noted that he is not in favor of the study issue.

Commissioner Shukla noted that she understands parking concerns that have been raised. However, she does not believe that the City's downtown area has a parking problem as there are ample parking spaces available there. She also noted that since there are other study issues that may be more pressing, we may wait to study this issue in the future.

Vice Chair Davis asked whether this study issue may be deferred to next year and Principal Planner Schroeder replied that the study issue would have to be re-proposed next year.

MOTION: Vice Chair Davis moved and Commissioner Pyne seconded the motion to drop the study issue from the Proposed Study Issues list.

The motion carried by the following vote:

Yes: 6 - Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Shukla
Commissioner Sigura

No: 0

Absent: 1 - Chair Iglesias

- 3. [24-1107](#) CDD 25-02 Identify Opportunities for Allowing Neighborhood-Serving Commercial Uses in Residential Zoning Districts

Principal Planner George Schroeder summarized the study issue titled "Identify Opportunities for Allowing Neighborhood-Serving Commercial Uses in Residential Zoning Districts." He noted that it was proposed in response to state laws that allow residential developments to more easily replace existing commercial spaces. The study would also ensure that there is no net loss in residential units.

Commissioner Serrone noted that it may be a good idea to have retail close to residential developments. Principal Planner Schroeder described that the study would analyze the existing code.

Vice Chair Davis opened the public hearing.

There were no public speakers for this agenda item.

Vice Chair Davis closed the public hearing.

MOTION: Commissioner Pyne moved and Commissioner Shukla seconded the motion to sponsor the study issue from the Proposed Study Issues list.

Commissioner Pyne said that he supports this study issue for the convenience of neighborhood services near residential developments.

Commissioner Shukla noted her support of the study issue and said she believes that this may be a trend in the future.

Vice Chair Davis voiced his support of the motion to reduce the need for driving to access neighborhood services.

Commissioner Sigura spoke in agreement and support of the study issue to have small businesses near residential neighborhoods.

The motion carried by the following vote:

Yes: 6 - Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Shukla
Commissioner Sigura

No: 0

Absent: 1 - Chair Iglesias

4. [24-1108](#) CDD 25-03 Allow Commercial Marijuana Activities in Certain Zoning Districts

Principal Planner George Schroeder summarized the study issue titled, "Allow Commercial Marijuana Activities in Certain Zoning Districts."

Commissioner Pyne confirmed with Principal Planner Schroeder that the motion approved by the Planning Commission should specify whether the study of reversing the prohibition on outdoor cultivation will be included.

Commissioner Serrone asked staff about why this study would involve major effort and Principal Planner Schroeder clarified that research is needed to assess how other cities are handling associated issues. Commissioner Serrone stated that the City's loss of potential revenue is a negative impact.

Commissioner Sigura asked if the study addresses who is allowed to purchase the drugs and Principal Planner Schroeder responded that the City would follow state law.

Commissioner Figone asked staff if San Jose limits the number of dispensaries that are permitted to operate. Principal Planner Schroeder noted that he is aware that San Jose limits where dispensaries may operate and Mountain View limits the operation of three dispensaries at a time.

Vice Chair Davis opened the public hearing.

There were no public speakers for this agenda item.

Vice Chair Davis closed the public hearing.

Commissioner Shukla noted the potential increase in tax benefits for the City and she confirmed her support of the study issue.

Commissioner Sigura noted his concern for promoting marijuana and his difficulty supporting this study issue.

Commissioner Serrone noted his support of the study issue and his desire to narrow its scope to limit the number of dispensaries or prohibit cash transactions. He noted that marijuana dispensaries have long been around.

MOTION: Commissioner Serrone moved and Commissioner Pyne seconded the motion to sponsor the study issue from the Proposed Study Issues list.

FRIENDLY AMENDMENT: Commissioner Pyne proposed a friendly amendment to specify that the study issue scope will not include reversing the prohibition on outdoor cultivation. Commissioner Serrone accepted the friendly amendment.

Commissioner Figone sees both good and bad aspects of marijuana dispensaries and feels that the tax benefit is minimal since there are already dispensaries nearby. He noted that public outreach should be conducted.

Commissioner Serrone noted that the proposal is to study the issue of allowing marijuana dispensaries.

Commissioner Pyne noted that he understands that dispensaries prefer cash transactions since state law does not coincide with federal law on the matter.

Vice Chair Davis adjourned the meeting at 8:07 PM.