



GMHB EXHIBIT 220  
**PLANNING COMMISSION**  
**REGULAR HYBRID MEETING MINUTES REVISED**  
Wednesday, March 27, 2024

---

**CALL TO ORDER**

The Planning Commission was called to order by Chair Murphy at 6:05 pm.

Chair Michael Murphy and Commissioners Kate Akyuz, Angela Battazzo, Carolyn Boatsman, Chris Goelz, Victor Raisys, and Adam Ragheb were present remotely.

**Staff Remote Participation:**

Alison Van Gorp, Deputy CPD Director  
Adam Zack, Senior Planner  
Deb Estrada, Deputy City Clerk

**APPEARANCES**

There were no public appearances.

**REGULAR BUSINESS**

**1. Planning Commission Meeting Minutes:**

- A. February 28, 2024 Regular Meeting
- B. March 20, 2024 Special Meeting

A motion was made by Raisys; seconded by Ragheb to:

**Approve the minutes.**

Approved 7-0

**2. PCB 24-06: Comprehensive Plan Periodic Review – Housing Element Second Brief**

Adam Zack, Senior Planner, reviewed the comments received on the Housing Element and sought consensus or direction as required.

A motion was made by Ragheb; seconded by Raisys to:

**Delete “are right sized to”**

Approved 7-0

A motion was made by Boatsman; seconded by Goelz to:

**Amend 5.1.D to read, “Ensure parking requirements conform with state law and that they do not unnecessarily restrict multifamily housing but rather carefully balance the need for parking and the cost for providing it.”**

A motion was made by Akyuz; seconded by Boatsman to:

**Amend the main motion and strike “conform with state law and that they”**

Approved 7-0

Approved, as amended, 4-3

A motion was made by Murphy; seconded by Goelz to  
**Amend 15.5.D to read, "Control new development to be compatible in scale, form, and character with existing surrounding neighborhoods."**

Approved 6-1

A motion was made by Goelz; seconded by Boatsman to:

**Strike 15.5.A "Regulate on- and off-street parking"**

Failed 6 to 1

There was consensus to add a new policy 1.4.D stating: "Streets that are safe for pedestrians, bicyclists, and vehicle drivers and passengers"

There was consensus to add a new policy 2.5.H stating: "Relief from other development code provisions that do not affect health or safety requirements."

There was consensus to move forward with the Housing Element as reviewed.

## OTHER BUSINESS

**3. Deputy Director's Report** – Deputy Director Alison Van Gorp provided an overview of the April 10 and April 17 meetings and the Parks and Recreation Commission's progress.

**4. Planned Absences for Future Meetings.**

April 10 – Battazzo

A motion was made by Boatsman; seconded by Ragheb that:

**The Commission form a subcommittee to examine Commission processes for the purpose of making recommendations to the Commission and staff ways to process our work more efficiently. The subcommittee would provide recommendations to the Commission at our Special Hybrid Meeting on April 10, 2024, when the topic would be placed on our agenda. Following review of the topic, the Commission would make recommendations, if any, to staff to improve Commission productivity.**

Failed 5-1-1

A motion was made by Boatsman; seconded by Ragheb that:

**The Commission direct the Chair to request dialog with the Council for the purpose of ascertaining Council concerns with the quality of our recommendations in the course of performing our assigned tasks. The Chair would report the discussion, providing it has occurred, to the Commission at our Special Hybrid Meeting on April 10, 2024, when the topic would be on our agenda for information purposes.**

Failed 5-2

**ADJOURNED** - The meeting adjourned at 9:06 pm



Deborah Estrada, Deputy City Clerk