

PC 1/23/25

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(DISTRIBUTED AT HEARING BY COMMISSIONER WILLIAMS)

From: Bob Williams <Bob.Williams@edcgov.us>

Sent: Monday, January 20, 2025 8:27 AM

To: Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>

Subject: Jan 9 Planning Commission Minutes revisions

Please consider the following revisions to the Planning Commission meeting of January 9, 2025, on Agenda Item 2 Diamond Springs Apartments Phase 2:

First, please indicate that DOT Zac Oates offered testimony that no traffic study was conducted and that no traffic impacts are anticipated that would trigger General Plan provisions.

Second, please indicate that public speakers (K. Wild and J. Aston) presented information not disclosed by the Planning Staff or the applicant. Additionally, Sue Taylor called in to elaborate on written public comments filed the night before the hearing. Staff and the applicant's representative indicated the items were not relevant or incorrect. Commissioners Nevis and Williams expressed concerns about the lack of verification by staff or the applicant of the newly presented information.

Third, please include that Commissioner Williams requested clarification on the degree to which the staff findings, recommendations, and conditions of approval were based on a ministerial application of SB 35. Williams requested that the Planning Department prepare a workshop for Commissioners on SB 35. Robert Peters confirmed that this item assumed SB 35 was ministerial and that no workshop would be necessary. Based upon the Interim Design Standards, Peters stated that SB 35 low-income housing was ministerial and these matters would not be brought forth to the Planning Commission in the future. Commissioner Williams expressed concerns regarding the interpretation of the Interim Design Standards.

Fourth, please report that Chair Andy Nevis ruled that the 3-2 decision of the Commission would not be appealable to the Board of Supervisors.

Thank you

Bob Williams

Planning Commissioner, District 2