

DRAFT
Planning and Land Use Committee (PLUC) Meeting
Minutes
Thursday, February 9, 2017 @ 6pm

1. Welcome and Call to Order
 - a. PRESENT: Sophia, Jesse, Jason, Tiffany, Ernesto
 - b. Call to Order: 6:32pm

2. Updates, Announcements, Reports from local representatives of government and community organizations

N/A

3. **Public Comment** for items **not** on the agenda
(Limited to 2 minutes per speaker)
The public may provide comments to the board on non-agenda items within the Neighborhood Council's subject matter jurisdiction. However, please note that under the Brown Act, the board is prevented from acting on the issue you bring to its attention until the matter is agendaized for discussion at a future public meeting.

N/A

4. Presentation, Discussion and Possible Action regarding the proposed Metro Joint Development guidelines project at Cesar E. Chavez and Fickett.
 - a. Metro Joint Development: Gwin, Linda, Dana
 - b. Gwin presented on the project
 - c. Discussion
 - i. Clarification that joint development project is 100% affordable housing
 1. 30% to 50% is the lowest median salary to qualify for funding/tax credits
 2. Lowered would be considered special needs housing, no longer family housing
 - ii. It is unclear how much the monthly rent would be as of this meeting. Refer to HUDS income sheet based on family/individual income
 - iii. Recommendation for the outreach stage to encourage more local tenant selection
 1. Ernie suggested a more forward-looking strategy is to market to agencies within local communities/schools/etc
 2. But leave everyone open to apply
 3. Clarification from Metro Joint Development that Outreach stage occurs later on in the process with other agencies involved
 - iv. As of right now, Mariachi Plaza and 1st/Fickett are the only Metro Joint Development Projects
 1. Mariachi Plaza has gone through public and Metro outreach w/ RFP due in March
 2. Mariachi Plaza is residential zoned and 1st/Fickett permits grocery store because of commercial zone, all parking will enter through Fickett or Matthews (not permitted on Cesar Chavez)

- d. Move to recommend the current proposal development guidelines for presentation to the Board by Ernesto, seconded by Sophia with 5 in favor
 - i. 5-0-0
- 5. Discussion and Possible Action regarding a requested conditional use permit to sell alcohol for carry out at a proposed 7-Eleven for up to 24 hours a day
 - a. Move to table item for another meeting pending a presentation by Ernesto, seconded by Jason
 - i. 2-3-0
 - ii. 2 yay: Ernesto, Jason
 - iii. 3 nay: Sophia, Jesse, Tiffany
 - b. Discussion
 - i. Jesse: Considering 7-Eleven did not attend today's meeting, they are unlikely to attend another
 - ii. Sophia and Jesse: Enough liquor licenses in the area, no need for another
 - iii. Tiffany: Against another private corporation opening up for business, would rather see a community business
 - c. Move to recommend the Board deny supporting the conditional use permit requested by 7-Eleven by Tiffany, second by Jesse
 - i. 5-0-0
- 6. Discussion and Possible Action approving minutes for the 1/12/17 PLUC meeting.
 - a. Move to approve January minutes by Jason, second by Ernie
 - b. 3-0-2
 - c. 3 yay: Sophia, Jason, Ernesto
 - d. 2 abstained: Tiffany, Jesse
- 7. Announcements
 - a. Rules and Elections Committee will now be meeting twice a month. Next meeting is on Sunday February 19th 10 am at Allstate Insurance office
 - b. Public Hearing for Condominium on 1755 East 3rd Street took place on Thursday, January 26, 2017
 - i. "5-story, 56-foot in height 40 unit residential condominium, 92 parking spaces, 253 square feet site"
 - c. Affordable Housing Commission Meeting on Wednesday, February 15th at City Hall RM 1060 from 11:30am to 1:00pm to hear public input on affordable housing regulations
- 8. Adjournment
 - a. Adjourned at 7:30pm