

**MINUTES
PLANNING & ZONING COMMISSION
Wednesday, February 12, 2025**

1. Call to Order: 6:33
2. Roll Call: Jim Welch, Kyle McVay, Bruce Alexander, Priscilla Garrett, Houston Marchman. Breana Soto, Community Development Officer.
3. Citizens Comments Open 6:34, Closed 6:51.
Robert Lee, 1314 Gentilz, Comments on UDO
Tammy Alexander, 516 Vienna: Not in favor of Downtown Master Plan, UDO: no ADUs, address street parking, side by side comparison between UDO and current CZO is needed'
Valarie Jungman, 218 Alvina, 512 Paris: History of their time and life in Castroville, no ADUs, no 2 ½ story structures.
Mickey Holzhaus, 514 Washington: UDO and changes are continuing and are a moving target, side by side UDO/CZO needed.
Claudia Holzhaus, 306 Madrid: No ADUs, side by side comparison needed.
4. Approval of Minutes from previous meetings: January 8, 2025
Kyle McVay motion to approve, 2nd Houston Marchman, motion passed.
5. Discussion:
 - a. Discussion and take appropriate action on adopting the Downtown Master Plan. Breana Soto provided a presentation and after discussion, motion to adopt and send to City Council made by Kyle McVay, 2nd Priscilla Garrett. Motion carried, 3 Ayes, 2 Nays.
 - b. Discussion and possible action for the adoption of the Comprehensive Plan. Breana Soto provided a presentation and after discussion, staff recommended no action. No action was taken.

c. Unified Development Ordinance Discussion. The following items were discussed:

- ADU: should require either a variance or special use permit (SPU), suggestion was the SPU.
- Apply P2.5 coding to all areas in the city limits that are "built out" i.e., examples, Country Village, Westheim, River Bluff.
- Areas designated RC stay P3 (example in Country Village).

6. Discussion on Future Agenda Items. None presented.

7. Meeting Adjourned at 9:17.



Reviewed/Approved
Jim Welch, Chair



Priscilla Garrett
Secretary