



REGULAR MEETING MINUTES

Date: 8/29/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

Chair Chris DeCardy called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Chair), Linh Dan Do, Cynthia Harris (Vice Chair), Henry Riggs, David Thomas, Michele Tate

Staff: Matt Pruter; Associate Planner; Corinna Sandmeier, Acting Principal Planner

C. Reports and Announcements

None

D. Public Comment

None

E. Consent Calendar

E1. Approval of minutes from the March 28, 2022, Planning Commission meeting. (Attachment)

E2. Approval of court reporter transcript and minutes from the May 2, 2022, Planning Commission meeting. (Attachment)

E3. Approval of minutes from the May 16, 2022, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Barnes/Do) to approve the Consent Calendar consisting of minutes from the March 28, 2022, court reporter transcript and minutes from the May 2, 2022, and minutes from the May 16, 2022 Planning Commission meetings; passes 5-0-2 with Commissioners Riggs and Tate abstaining.

F. Public Hearing

F1. Use Permit/Anna Felver/816 Laurel Avenue:
Request for a use permit to demolish an existing one-story, single-family residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #22-047-PC)

Planner Pruter said staff had no additions to the written report.



Applicant representative Anna Felver and property owner Raj Nanda spoke on behalf of the project.

Chair DeCardy opened the public hearing and closed it as no persons requested to speak.

The Planning Commission discussed the project and found the project met the city's standards, the applicants were responsive to neighbors, and the design would fit well within the neighborhood.

At the Chair's request, staff provided some information on valuation and response process to requests for heritage tree removals.

ACTION: Motion and second (Barnes/Riggs) to adopt a resolution approving a use permit to demolish an existing one-story, single-family residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district; passes 7-0.

- F2. Use Permit/Steve Schwanke/1152 Berkeley Avenue:
Request for a use permit to add a first-floor addition and conduct interior modifications to an existing nonconforming, single-family residence in the R-1-U (Single Family Urban Residential) zoning district. The proposed new work value would exceed 75 percent of the replacement value of the existing structure in a 12-month period and requires approval of a use permit by the Planning Commission. (Staff Report #22-048-PC)

Planner Pruter said staff had no additions to the written report.

Project representative John Ray and property owners Tiere Hodges and Mrs. Hodges spoke on behalf of the project.

Chair DeCardy opened the public hearing and closed it as no persons requested to speak.

The Planning Commission discussed the project and noted it was a one-story project that would fit well within the neighborhood with staff providing clarification on the level of the city requirements for a use permit request for this type of project.

ACTION: Motion and second (Barnes/Riggs) to adopt a resolution approving a use permit to add a first-floor addition and conduct interior modifications to an existing nonconforming, single-family residence in the R-1-U (Single Family Urban Residential) zoning district; passes 7-0.

G. Informational Items

- G1. Future Planning Commission Meeting Schedule
- Regular Meeting: September 12, 2022

Planner Sandmeier said the September 12 agenda would have 1350 Adams Court project and 135 El Camino Real project on it.

- Regular Meeting: September 19, 2022

Planner Sandmeier said staff did not have the exact list of projects yet for the September 19 agenda.

H. Adjournment

Chair DeCardy adjourned the meeting at 7:46 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on October 24, 2022



816 Laurel | Site Context



816 Laurel | Site Context



816 Laurel | Neighborhood



816 Laurel | Proposed Two-Story Home



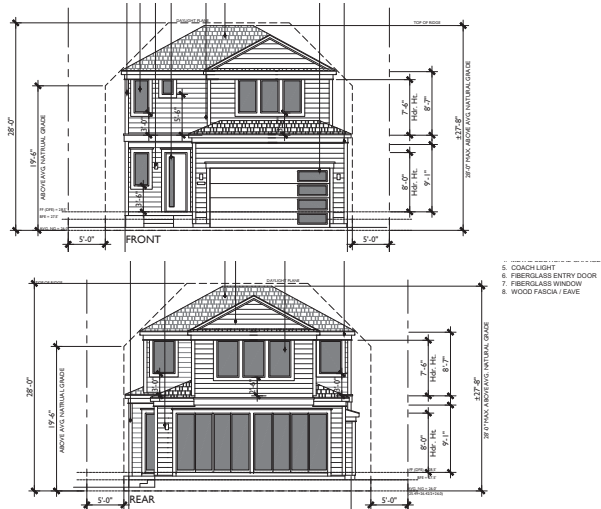
THOMAS JAMES HOMES

816 Laurel | Proposed Two-Story Home



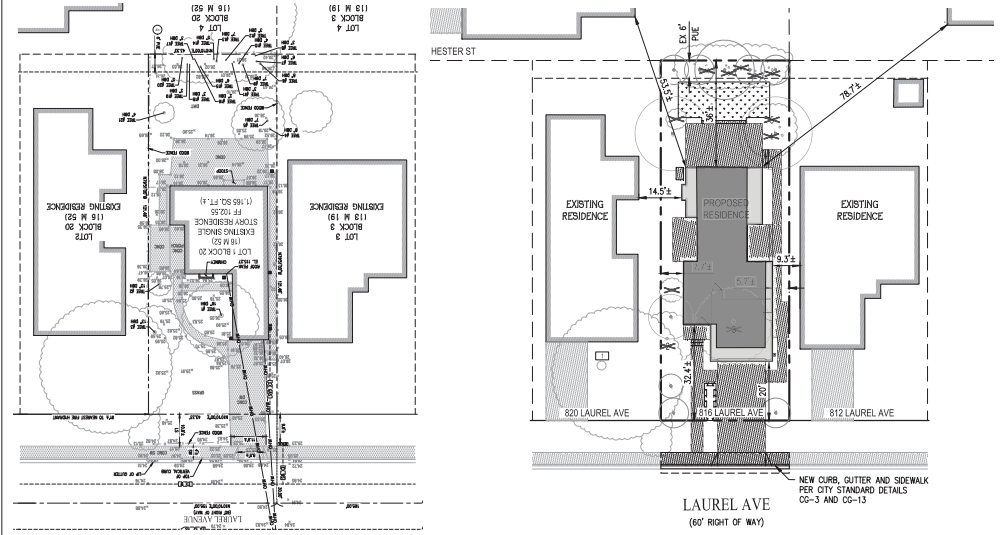
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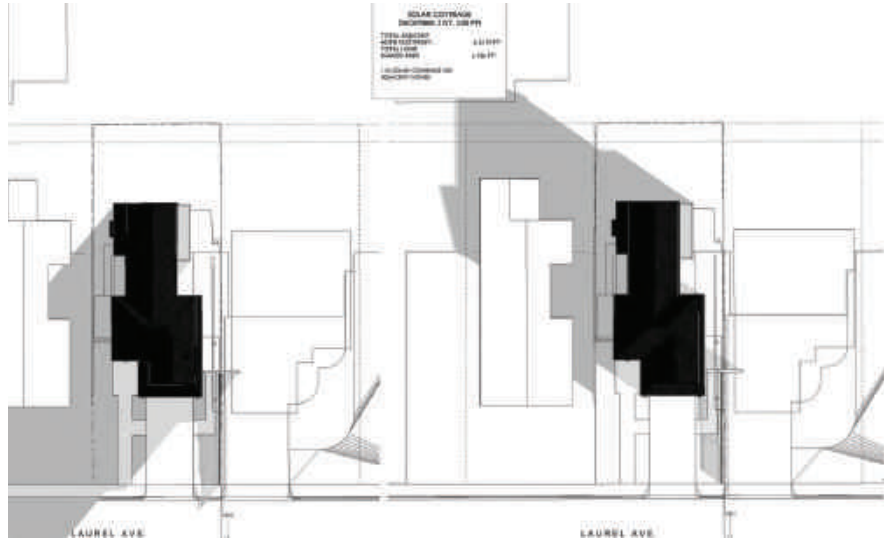
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816 Laurel | Site Existing VS Proposed



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816 Laurel | Shadow Study - December



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