



REGULAR MEETING MINUTES

Date: 9/9/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and City Council Chambers

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Andrew Ehrich (Vice Chair), Katie Behroozi, Linh Dan Do, Katie Ferrick

Absent: Ross Silverstein

Recused: Misha Silin

Staff: Kyle Perata, Assistant Community Development Director; Chris Turner, Senior Planner

C. Reports and Announcements

Assistant Community Development Director Kyle Perata said the City Council at its September 10th meeting would consider as part of the Parkline development project a modification to the City Council Subcommittee to replace Council Member Wolosin with a new Council member.

Chair Schindler reported that she reviewed the audio portion of the City Council meeting at which it considered the appeal of the 1399 Bay Road project previously approved by the Planning Commission pursuant to a call up from a Council Member with the applicant agreeing to remove alcohol sales and to reduce the size of the convenience store from the use permit request.

D. Public Comment

- Ellie Fischbacher Maldonado expressed concerns with downtown parking plazas being considered for below market rate housing developments.

E. Consent Calendar

E.1 Approval of minutes from the August 12, 2024 Planning Commission meeting (Attachment)

Chair Schindler opened public comment and closed public comment as no persons requested to speak.

ACTION: Motion and second (Do/Ehrich) to approve the consent calendar consisting of the minutes from the August 12, 2024 Planning Commission meeting; passes 5-0 with Commissioners Silverstein and Silin absent.

F. Public Hearing

- F1. Use Permit/Ali Zadeh/734-736 Partridge Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing one-story duplex and construct two new two-story, single-family residences and one detached garage on a substandard lot with regard to minimum lot width in the R-2 (Low Density Apartment) district. Each proposed residence includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The project also includes one development-related heritage tree removal which was reviewed and conditionally approved by the City Arborist; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff Report #24-038-PC)

Commissioner Silin was recused from this single public hearing item and therefore was not in attendance at the meeting.

Planner Turner referred to questions received by staff earlier in the day about the level of neighborhood outreach for the project. He said the applicant had submitted documentation about that, but which was accidentally not included with the staff report. He said copies of that document were available physically in the Chambers and that generally the feedback had been positive.

Ardalan Djalali, project designer, spoke on behalf of the project.

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

The Commission discussed with the applicant why an alternate plan to retain the heritage tree was not selected, commented on parking requirements, raised some issues with numbering on the printed materials, expressed support for multiple residential units and higher density, and asked a question about the potential inclusion of windows on the rear unit first and second stories.

Commissioner Ehrich moved to approve as submitted.

Discussion ensued with staff related to allowance for the addition of windows on the left side elevation of the rear unit first and second stories.

Commissioner Ehrich said a proposed modification to allow flexibility for the applicant to submit revised plans to add conforming windows on the rear unit left elevation first and second stories subject to review and approval of the Planning Division was acceptable to him as the maker of the motion to approve. Commission Behroozi seconded the motion.

ACTION: Motion and second (Ehrich/Behroozi) to adopt a resolution approving the item with the following modification; passes 5-0 with Commissioner Silverstein absent and Commissioner Silin recused.

Add condition 2.c.: *Simultaneous with submittal of a complete building permit application, the applicant may revise the floor plans and left side elevation drawings for the rear unit to add one window with a minimum sill height of five feet on the second floor of the left side of the residence and to add additional windows on the left side of the first floor consistent with approved first-floor windows, subject to review and approval of the Planning Division.*

G Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: September 23, 2024

Mr. Perata said the agenda for the Commission's September 23rd meeting included two single-family residential use permits and one use based use permit on El Camino Real for a massage therapy use at 433 El Camino Real.

Commissioner Ferrick said she would be absent on September 23rd.

- Regular Meeting: October 7, 2024

H. Adjournment

Chair Schindler adjourned the meeting at 7:58 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on October 28, 2024