



**PLANNING COMMISSION
February 14, 2018
7:00 PM REGULAR MEETING
City Hall Council Chambers**

Items for Council Action

- None

1. PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES

Chairwoman Ikezi initiated the Pledge of Allegiance and Commissioner O'Halloran read the Statement of Values.

2. ROLL CALL

The following Commissioners were in attendance: Raj Chahal, Yuki Ikezi, Suds Jain, Mike O'Halloran, and Lance Saleme. Steve Kelly was excused.

Staff present were: Assistant City Attorney Alexander Abbe, Development Review Officer Gloria Sciara, and Office Specialist IV Rosa Avalos.

3. DECLARATION OF COMMISSION PROCEDURES

Chairwoman Ikezi read the Commission Procedures for those present.

4. CONTINUANCES/EXCEPTIONS

None

5. CONSENT CALENDAR:

- 5.A.** Planning Commission minutes of January 24, 2018.

Motion/Action: Commissioner Jain motioned to approve the Planning Commission minutes of January 24, 2018, seconded by Commissioner Chahal, approved unanimously (5-0-1-0, Kelly absent).

6. ITEMS SET FOR HEARING:

- 6.A.** File No.: PLN2017-12985

Location: 668 Enright Avenue, a 5,637 square foot lot on the west side of Enright Avenue, approximately 325 feet south of Serra Avenue, APN: 294-07-007; property is zoned Single Family Residential (R1-6L).

Applicant: Jinah Park, Park Design Studio

Owner: Jesse Wang

Request: **Variance** to allow one covered parking space where two covered parking spaces are required, in conjunction with a 373 square foot rear addition to an existing single family residence following a previously approved 380 square foot expansion. (Expansions exceeding 500 square feet or 4 or more bedrooms require two-car covered parking spaces)

CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities

Project Planner: Debby Fernandez, Associate Planner

Staff Recommendation: Approve, subject to conditions

Notice for this item was posted within 300 feet of the property.

Development Review Officer Gloria Sciara gave a presentation on the project.

The applicant, Jesse Wang, discussed the project and explained that the driveway will be expanded to accommodate two cars in the driveway path.

Commissioner Jain highlighted C3 of the Conditions of Approval to ensure that the applicant is aware that the garage is to remain accessible and unobstructed for vehicle parking. Mr, Wang agreed. Commissioner Jain asked the applicant about using a tankless water heater and the applicant stated that he had considered it but there is enough clearance for the current water heater.

The Public Hearing was opened and closed with no comments received from the public.

Motion/Action: Commissioner Chahal motioned to approve a Variance for 668 Enright Avenue, seconded by Commissioner Jain, approved (5-0-1-0, Kelly absent), subject to conditions.

7. PUBLIC PRESENTATIONS:

None

8. REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

8.A. Announcements/Other Items

Commissioner Jain gave a recap of the State of the Valley where the housing crisis was emphasized.

8.B. Board or Committee Assignments

None

8.C. Architectural Committee

None

8.D. Commissioner Travel and Training Reports; Requests to Attend Training

None

9. DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

9.A. Upcoming Agenda Items

None

9.B. City Council Actions

Development Review Officer Gloria Sciara reported on items heard at the Council meeting of February 6: Tasman East Study Session, Promotion of the Planning Commission vacancy, and the appeal for 167 Cronin.

10. ADJOURNMENT:

10.A. The meeting adjourned at 7:27 PM. The next regular scheduled meeting is on Wednesday, **February 28, 2018**, at 7:00 PM in the City Hall Council Chambers.

Prepared by:



Rosa Avalos
Office Specialist IV

Approved by:



Andrew Crabtree
Director of Community Development