



**Planning Commission Meeting
June 23, 2016 – 7:00 p.m.
Minutes**

I. ROLL CALL

Planning Commissioners Present

Bruce Houdesheldt, Acting Chair
Justin Caporusso
Charles Krafka
David Larson
Joseph McCaslin

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Joe Mandell, Sr. Deputy City Attorney
Julie Pistone, Recording Secretary

Planning Commissioners Absent

Krista Bernasconi, excused
Julie Hirota, excused

II. PLEDGE OF ALLEGIANCE

Commissioner Larson led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication.

- None

Sr. Deputy City Attorney, Joe Mandell, asked that the Consent Calendar be heard as two separate items due to the absence of Commissioner Krafka and Commissioner McCaslin for the Minutes of May 26, 2016.

IV. CONSENT CALENDAR

Chair Houdesheldt asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Houdesheldt asked for a motion to approve the Minutes of May 26, 2016 on the Consent Calendar listed below:

A. MINUTES OF MAY 26, 2016

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Larson, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Caporusso, Larson, Houdesheldt

Noes: None

Abstain: Krafka, McCaslin

Chair Houdesheldt asked for a motion to approve the Sourdough & Company Parking Reduction on the Consent Calendar listed below:

- B. SOURDOUGH & COMPANY PARKING REDUCTION – 5005 FOOTHILLS BLVD. – FILE #PL16-0176.** The applicant requests approval of an Administrative Permit to allow a nine (9) space parking reduction for shared parking for the Sourdough & Company restaurant to locate within a 1,450 square foot tenant space. Applicant: Allan Roseberg, Sourdough Ventures, Inc. Property Owner: Ethan Conrad Properties, Inc. (Wiley)

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner McCaslin, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Larson, McCaslin, Houdesheldt, Krafka, Larson

Noes: None

Abstain: None

V. NEW BUSINESS

- A. INFILL PARCEL 10 – VARIANCE FOR A SECOND DWELLING UNIT – 400 SEQUOIA ST. – FILE #PL16-0155.** The applicant requests approval of a Variance to reduce the required rear yard setback from 20 feet to 10 feet for a second dwelling unit. Applicant: Justin Tice. Property Owner: Nina Kindelt. (Ogden)

Senior Planner, Derek Ogden, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Justin Tice, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Clarification of the letter received from adjoining neighbor and the staff report.
- Clarification of second units and granny flats

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Caporusso, to adopt the three findings of fact for the Variance; and approve the Variance subject to nine (9) conditions of approval.

The motion passed with the following vote:

Ayes: Larson, Caporusso, Houdesheldt, Krafka, McCaslin

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Planning Manager, Greg Bitter, stated that there will be no Planning Commission meeting on July 14th, but there will be a meeting on July 28th.

Commissioner Caporusso asked if staff has received any phone calls regarding Top Golf.

Planning Manager, Greg Bitter, responded that the pole height for Top Golf is consistent with the height approved through a Major Project Permit at the Planning Commission meeting on February 26, 2015.

Planning Manager, Greg Bitter, presented Commissioner Larson with a plaque in appreciation for his 8 years of service on the Planning Commission.

Commissioners expressed their appreciation and thanks to Commissioner Larson.

Commissioner McCaslin asked about the field trip that is planned for the Planning Commission.

VII. ADJOURNMENT

Commissioner Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Larson made the motion, which was seconded by, Commissioner McCaslin, to adjourn to the meeting.

The motion passed unanimously at 7:30 p.m.