

## CITY COUNCIL AGENDA REPORT

April 16, 2024  
Community Development

### TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

#### **P24-0111, Tony Meo/Custom Residential Design**

Application for Administrative Design Review approval to construct an approximately 667-square-foot single-story addition at the rear of the residence with an approximately 222-square-foot attached porch located at 4340 West Ruby Hill Drive.

#### *Project Information:*

*Existing floor area: 4,575 square feet*

*Total floor area with addition: 5,407 square feet*

*Lot size: 28,760 square feet*

*Existing floor area ratio: 15.91 percent*

*Total floor area ratio with addition: 18.80 percent*

Approved. (15 days)

#### **P24-0114, Terry Townsend**

Application for Administrative Design Review approval to construct an approximately 292-square-foot single-story addition that includes an approximately 110-square-foot addition at the front of the residence with an attached covered porch, a vaulted dormer and garage, and an approximately 182-square-foot addition at the rear of the residence located at 4678 Whiting Street.

#### *Project Information:*

*Existing floor area: 1,538 square feet*

*Total floor area with addition: 1,830 square feet*

*Lot size: 5,600 square feet*

*Existing floor area ratio: 27.46 percent*

*Total floor area ratio with addition: 32.68 percent*

Approved. (14 days)

#### **PUD-87-19-05M, Alok Damireddy**

Application for Planned Unit Development (PUD) Minor Modification to an approved Development Plan (PUD-87-19) to modify the approved location and size of the house pads for all six lots located at 4002, 4018, 4034, 4019 and 4035 Equus Court.

Approved. (13 days)

**P24-0134, Dr. Rabin Khetrapal**

Application for Administrative Design Review approval to construct an approximately 190-square-foot second-story addition with five new windows to the rear (south) of the existing two-story residence located at 1785 Via Di Salerno.

*Project Information:*

*Existing floor area: 7,430 square feet*

*Total floor area with addition: 7,620 square feet*

*Lot size: 24,593 square feet*

*Existing floor area ratio: 30.21 percent*

*Total floor area ratio with addition: 30.98 percent*

Approved. (10 days)

**P24-0025, Eric Shepard**

Application for Design Review to construct an approximately 55-square-foot addition to an existing coffee kiosk to construct a bathroom at 6730 Santa Rita Road.

Approved. (1 day)

**P24-0113, Francisco Matos**

Application for Administrative Design Review to install a window at approximately 11-feet and 6-inches on the front (north) side of the existing residence located at 4366 Valley Avenue.

Approved. (7 days)

**P24-0142, Zhengrui He**

Application for Administrative Design Review to construct an approximately 634-square-foot addition that includes: a proposed second-story balcony, re-locating the garage and a new metal roof on the rear of the residence located at 6607 Arlington Drive.

*Project Information:*

*Existing floor area: 5,449 square feet*

*Total floor area with addition: 6,083 square feet*

*Lot size: 20,366 square feet*

*Existing floor area ratio: 26.76 percent*

*Total floor area ratio with addition: 29.87 percent*

Approved. (8 days)

**Planning Commission, March 13, 2024**

Commissioners Present: Vivek Mohan, Ken Morgan, Brandon Pace, Stephanie Wedge and Chair Matt Gaidos

Commissioners Absent: Anurag Jain

**Continued from February 28, 2024 - P23-0117, Bruce Myers, Catalyst Development Partners LLC, Tract 8672, 3200 Hopyard**

Applications for Design Review (P23-0117) and Vesting Tentative Tract Map 8672 approval pursuant to SB 330 to: 1) demolish an existing church and daycare facility; 2) construct a housing development consisting of 57 attached condominium units including 48 three-story townhomes ranging in size from approximately 1,691 to 2,738 square feet and nine apartment units; and related site improvements; and 3) Vesting Tentative Map.

Action Recommended: Adopt Resolution No. PC-2024-03 approving the Application for Design Review (P23-0177) for both designs and Vesting Tentative Map 8672.

Actions Taken: Approve the Design Review (DR) application, filed as P23-0177, for both the original and alternative design, based on the required findings, and subject to the draft conditions of approval in Exhibit A and:

a. Approval of the alternative design contingent on approval of the Affordable Housing Agreement (AHA) by the City Council, and further recommended the City Council consider providing funds from the Low-Income Housing Fund to convert the eight moderate-income affordable apartment units to low-income affordable apartment units.

2. The Vesting Tentative Tract map (VTM) 8672, based on the required findings, and subject to the draft conditions of approval in Exhibit A; and

3. Find the CEQA Guidelines Section 15183 Consistency Checklist for the project is adequate to serve as the environmental documentation for the project and satisfies all the requirements of CEQA.

Vote: 4-1, Morgan opposed

**Planning Commission, March 27, 2024**

Commissioners Present: Commissioners Anurag Jain via teleconference, Vivek Mohan, Ken Morgan, Brandon Pace, Stephanie Wedge and Chair Matt Gaidos

Commissioners Absent: None

**PUD-149, Douglas Harwood, 544 Sycamore Road**

Application for Planned Unit Development (PUD) development plan to: 1) Establish development standards; and 2) Construct an approximately 1,117-square-foot addition to the front, an approximately 65-square-foot attached front covered porch and an approximately 160-square-foot attached rear-covered porch to an existing single-family residence located at 544 Sycamore Road zoned PUD-A (Agriculture).

Action Recommended: Approve PUD-149 as a Consent Calendar item.

Action Taken: Approved as recommended.

Vote: 5-0

**P23-0906, Laura Melchionne, 3132 Tokay Court**


Appeal of the Zoning Administrator's approval of beekeeping application to maintain two beehives on the property located at 3132 Tokay Court.

Action Recommended: Adopt Resolution No. PC-2024-05 denying the appeal, thereby upholding the Zoning Administrator's decision approving the beekeeping application.

Action Taken: Adopt Resolution No. PC-2024-05, as recommended.

Vote: 5-0

Prepared by:



Melinda Denis  
Zoning Administrator

Submitted by:



Ellen Clark  
Director of Community  
Development

Approved by:



Gerry Beaudin  
City Manager