



## CITY COUNCIL AGENDA REPORT

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October 5, 2021  
Community Development  
Planning Division

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

#### **P21-0867, Rubin K. Sethi**

Application for Administrative Design Review approval to construct an approximately 88-square-foot kitchen addition on the north side of the existing single-family residence located at 2379 Meadowlark Drive.

Approved. (16 days)

*Project Information:*

*Existing floor area: 2,200 square feet*

*Total floor area with addition: 2,288 square feet*

*Lot size: 5,018 square feet*

*Existing floor area ratio: 43.84 percent*

*Total floor area ratio with addition: 45.60 percent*

#### **P21-0889, Steve & Yvette Andrews**

Application for Administrative Design Review approval to construct an approximately 332-square-foot addition on the east side of the existing single-family residence located at 1992 Brooktree Way.

Approved. (14 days)

*Project Information:*

*Existing floor area: 1,866 square feet*

*Total floor area with addition: 2,198 square feet*

*Lot size: 7,662 square feet*

*Existing floor area ratio: 24.35 percent*

*Total floor area ratio with addition: 28.69 percent*

#### **P21-0851, Nico Echeverria/Nico Echeverria Landscape**

Application for Administrative Design Review approval to construct an approximately 12-foot-tall, detached patio cover in the west (rear) yard of the existing property located at 2502 Calle Madras.

Approved. (15 days)

**P21-0888, Daniel Ruiz/Chen & Ruiz Architecture Consulting**

Application for Administrative Design Review approval to construct an approximately 238-square-foot, second-story addition to the rear (southeast) of the existing residence located at 3019 Boardwalk Street.

Approved. (9 days)

*Project Information:*

*Existing floor area: 1,991 square feet*

*Total floor area with addition: 2,229 square feet*

*Lot size: 5,000 square feet*

*Existing floor area ratio: 39.82 percent*

*Total floor area ratio with addition: 44.58 percent*

**P21-0890, Seryun Oh**

Application for Administrative Design Review approval to construct an approximately 336-square-foot gazebo with a maximum height of approximately 12 feet on the rear of the existing single-family residence located at 3505 Villero Court.

Approved. (12 days)

**P21-0137, John Moore**

Application for Design Review approval for the following at Valley Community Church campus located at 4455 Del Valle Parkway: 1) remove two existing portable buildings and a total of 22 on-site parking stalls; 2) construct a new approximately 4,800-square-foot one-story building on the north side of the existing playground for use by the existing Children's & Disability ministries programs vacated from the existing portable buildings, 3) remodel the existing Student Center building ; 4) construct two entry portals matching the existing portal on site; and 5) redesign outdoor areas including preschool playground, gathering courtyard, outdoor patio on the east side of the existing Student Center building, and landscaping. The proposal would result in the removal of three existing trees to accommodate the new building and outdoor patio at the existing Student Center building; existing trees near the north and west property lines buffering the project site from the adjacent residential uses would be retained. Additionally, no operational changes are proposed.

Approved. (25 days)

**P21-0630, Sanjay Sharma**

Application for Minor Conditional Use Permit approval to operate a fitness studio with up to 40 students at 4299 Rosewood Drive, Suite 100.

Approved. (30 days)

**PUD-108-02M, Ryan L McNamara**

Application for Planned Unit Development (PUD) Minor Modification approval to the approved PUD development plan (PUD-108) to modify limits on various uses in the Pacific Pearl Shopping Center located at 2709 Stoneridge Drive to: 1) increase overall restaurant use restriction from 55,000 square feet to 65,000 square feet; 2) create a separate category limited to 5,000 square feet overall to include art schools, fitness, health clubs, martial arts studios, and music and dance studios; 3) increase overall beauty/salon use restrictions from 7,000 square feet to 10,000 square feet; and 4) increase overall medical/dental use restrictions from 7,000 square feet to 10,000 square feet.

Approved. (28 days)

**P20-0029, Kurt Hereld/Hereld & Ayres Architects**

Application for Design Review approval to construct an approximately 2,075 square-foot two-story residence located on a vacant lot at 3856 Vineyard Avenue, previously part of 308 Adams Way.

Approved. (27 days)

*Project Information:*

*Existing floor area: 0 square feet*

*Total floor area with addition: 2,075 square feet*

*Lot size: 6,513 square feet*

*Existing floor area ratio: 0 percent*

*Total floor area ratio with addition: 31.85 percent*

**PX19-0145, Michael Giammona**

Application for a one-year extension of the Planning Division's approval for P19-0145, an application for Design Review approval to construct an approximately 3,817-square-foot, two-story single-family residence behind the existing single-story residence and related site improvements at 1088 Division Street.

Approved. (4 days)

**P21-0866, Elliot and Joyce Siler**

Application for Minor Conditional Use Permit (MCUP) approval to operate a catering business within an existing commercial kitchen at Ridgeview Hope Church located at 5901 Coronado Lane.

Approved. (20 days)

**P21-0887, Bryan Wassom**

Application for Administrative Design Review approval for the proposed reconstruction of an approximately 900-square-foot deck and patio cover located on the southwest side of the existing single-family residence located at 7798 Palmdale Court.

Approved. (20 days)

**P18-0340-02X, Charles C. Davis/Simon Property Group**

Application for a one-year extension of the Planning Commission's approval for P18-0340, an application for Design Review to demolish the existing Sears Department store (approximately 176,151 square feet) and parking structure, and construct an approximately 255,420-square-foot development including new retail, grocery, cinema, and specialty lifestyle health club uses (net increase of 79,269 square feet) located at 1700 Stoneridge Mall Road.

Approved. (14 days)

**P21-0827, Ali Jaber/Design Everest**

Application for Administrative Design Review approval to construct an approximately 565-square-foot, single-story addition to the rear (south) of the existing residence located at 1152 Paladin Way.

Approved. (14 days)

*Project Information:*

*Existing floor area: 5,018 square feet*

*Total floor area with addition: 5,583 square feet*

*Lot size: 24,944 square feet*

*Existing floor area ratio: 20.12 percent*

*Total floor area ratio with addition: 22.38 percent*

**P18-0292-02X, Bridget Metz/Steelwave, LLC**

Application for a one-year extension of the Planning Division's approval for P18-0292, an application for Temporary Use approval to store up to 120,000 cubic yards of clean soil for a limited period not to exceed four years on the property located at 3000 Busch Road.

Approved. (14 days)

**Planning Commission, September 22, 2021**

Commissioners Present: Nancy Allen, Justin Brown, Matt Gaidos, Ken Morgan,  
Jeff Nibert, and Brandon Pace

Commissioners Absent: None

**P21-0751, 6<sup>th</sup> Cycle (2023-2031) Housing Element Update**

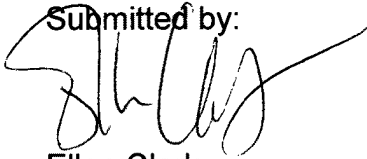
Review and provide a recommendation on draft Preliminary Report sections for the 6th  
Cycle (2023-2031) Housing Element Update

Action Recommended: Review and provide a recommendation to the City Council  
on the draft Preliminary Report for the 6<sup>th</sup> Cycle (2023-2031)  
Housing Element Update

Action taken: Recommend forwarding the draft Preliminary Report with  
feedback and comments provided by the Planning  
Commission to City Council for consideration

Vote: 5-0

Submitted by:



Ellen Clark  
Community Development Director

Approved by:



Nelson Fialho  
City Manager