



CITY COUNCIL AGENDA REPORT

October 19, 2021
Community Development
Planning Division

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P21-0740, Sid Aslami/DSignArt, Inc.

Application for Sign Design Review approval to construct one new monument sign for Carpenters Training Trust located at 2350 Santa Rita Road.

Approved. (18 days)

P21-0891, Ramin Zohoor

Application for Administrative Design Review approval to construct an approximately 340-square-foot single-story addition to the east (rear) of the existing residence located at 5169 Liveoak Court.

Approved. (11 days)

Project Information:

Existing floor area: 1,541 square feet

Total floor area with addition: 1,901 square feet

Lot size: 7,790 square feet

Existing floor area ratio: 19.78 percent

Total floor area ratio with addition: 24.40 percent

P21-0886, Brent Costa/Native Sons Landscaping Inc.

Application for Administrative Design Review approval to construct an approximately 13-foot, one-inch-tall, detached cabana in the northwest (left) yard located at 6843 Corte De Flores.

Approved. (11 days)

P21-0947, Gururaj Pangal

Application for Administrative Design Review approval to construct an approximately 721-square-foot single-story, attached cabana with a rooftop terrace and replace two second-story windows with doors on the rear elevation of the existing residence located at 1109 Germano Way.

Approved. (8 days)

P21-0780, Arnel Ryan/Nelson

Application for Design Review approval to construct a patio cover and associated landscape and hardscape modifications at East Bay Realtor's Association located at 7021 Koll Center Parkway.

Approved. (1 day)

P21-0962, Chandra Nanjegowda

Application for Administrative Design Review approval to construct a gable roof to the east (front) of the existing single-family residence with a maximum height of 13 feet and six inches located at 1342 Kolln Street.

Approved. (8 days)

P21-0960, Deep Chhaya

Application for Administrative Design Review approval to construct an approximately 254-square-foot bedroom and bathroom addition on the rear of the existing single-family residence located at 3950 Brent Court.

Approved. (10 days)

Project Information:

Existing floor area: 1,802 square feet

Total floor area with addition: 2,056 square feet

Lot size: 15,742 square feet

Existing floor area ratio: 11.45 percent

Total floor area ratio with addition: 13.06 percent

P21-0982, John Scandola/Camp & Associates

Application for Wireless Design Review approval to modify an existing personal wireless service facility for Verizon located at 7050 Johnson Drive that includes: 1) remove and replace three existing antennas like for like; 2) remove six existing Remote Radio Units (RRU's) with three new RRU's; 3) three new CBRS Radios; and 4) three new surge protectors.

Approved. (1 day)

P21-0963, Diana Torres/Value Builders Inc.

Application for Administrative Design Review approval to construct an approximately 10-foot, eight-inch-tall patio cover attached to the rear of the existing residence located at 7909 Doral Court.

Approved. (9 days)

Planning Commission, October 13, 2021

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

Commissioners Absent: Brandon Pace

P21-0820, Erica Jasso/Sculptsations, 560 Main Street

Appeal of the Director of Community Development's determination denying an exception to the Active Ground Floor Use Requirement for Sculptations in an existing ground floor tenant space located at 560 Main Street. Zoning is C-C (Central Commercial) District, Active Ground-Floor Overlay

Action Recommended: Consider applicant's appeal, and the updated information provided therein regarding inclusion of a dedicated retail component and make a determination as to whether the criteria for being a tenant space occupied by multiple uses would be met.

Action taken: Grant the appeal, thereby overturning the Director of Community Development's determination for denial of a Zoning Certificate and related determination as to conformance with the active ground-floor use requirement, for a retail and personal service multi-use in a ground floor tenant space located at 560 Main Street, and direct the applicant to provide more prominent signage highlighting the retail and personal service uses.

Vote: 3-2 (Commissioners Brown, Morgan and Nibert Yes; Commissioners Allen and Gaidos No)

Submitted by:



Ellen Clark
Community Development Director

Approved by:



Nelson Fialho
City Manager