

5. ATTACHMENT 2

At This Point the Regular Meeting Started

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

CONSENT CALENDAR

3. Planning Commission Minutes

Approve minutes of the regular meeting of October 3, 2019.

Action: Upon motion by Commissioner Meadows, seconded by Commissioner Bodner, the Commission approved the minutes from the October 3, 2019 Regular Meeting as amended by Commissioner Bressack on page 2.

The motion was approved (4-0) by the following vote:

AYES: Ahi, Bodner, Bressack and Meadows

NOES: None

ABSENT: Lee, Marek and Samek

PUBLIC HEARING

4. 19-D-03 and 19-SD-02 – Dutchints Development LLC – 444-450 First Street

Design Review and Subdivision applications for a new four-story 26-unit multiple-family building with two levels of underground parking. The project includes four affordable units and is seeking an incentive for increased height. The site which includes 444-450 First Street is approximately 0.34-acres and currently has a 10,000 square foot commercial building that is proposed to be demolished. *Project Planner: Golden* **This project was continued from the October 17, 2019 PC meeting.**

Community Development Director Biggs presented the staff report recommending approval of design review and subdivision applications D19-0001 and TM19-0001 per the findings and conditions contained in the resolution to the City Council.

Project architect Chris Hall answered Commissioner questions and gave a presentation.

Public Comment

Resident Abby Ahrens gave her support for the project.

Resident Ramin Shahidi, gave his power point presentation and went over his concerns, objecting to privacy and light pollution noting the doubling of intensity of light.

Resident Sue Russell gave her support for the project and having BMR's in perpetuity.

Commission Discussion

Commissioner Bodner:

- Likes the combination of wood stone/wood at the top;
- The fourth-floor glass railing does not work;
- Would like to see more parking and would appreciate more even if a smaller (8.5') – that would add more spaces to the site;
- Should get credit for the parking achieved by eliminating curb cuts;
- Roof deck not on the roof but at the fourth floor is better;
- Seating at the edge of the roof deck could be changed;

- Likes variation in roof balcony railings;
- The landscape along the street is inviting and the benches are a plus; and
- Creating two parking spots on the street with wider sidewalks and greater setbacks is a benefit.

Commissioner Ahi

- Really likes the progress since the first time they saw the project;
- Incentives/waivers fine;
- Look at window treatments;
- See sheet A14 regarding stucco detailing;
- The fourth level plan is missing something and needs a layout/concept plan;
- Not sure how the neighbors' concerns;
- The fourth level windows could be dropped/obscured and would not break the design;
- Use an 8.5-foot width parking space; and
- Explore window treatments on the third and fourth levels.

Commissioner Meadows:

- Significant community benefit;
- Shared driveway a benefit;
- Eight-foot exception is fine, especially with a 12-foot remnant of land at the back of site along Foothill Expressway;
- Likes that the roof deck is embedded into a living level;
- Noted a density bonus has not been requested;
- Supports and 8.5-foot width parking spaces to achieve more parking; and
- Needs a south elevation landscape plan.

Commissioner Bressack:

- A progression between the Study Session and design;
- Make the glass railings opaque;
- Supports and 8.5-foot width parking space idea to achieve more on-site parking;
- Landscape seems much improved;
- There is a lot of stucco and asked for differentiating expansion joints in the stucco;
- Protect/care for the redwood trees on site;
- Consider alternative elevations with siding to break up the expanse of the siding;
- Very good job of announcing pedestrian arrival point with elegance and achieving a good feeling; and
- Added a word of caution that horizontal railings become ladders.

Action: Upon motion by Commissioner Bodner, seconded by Commissioner Meadows, the Commission recommended to the City Council approval of design review and subdivision applications D19-0001 and TM19-0001 per the findings and conditions contained in the resolution and with the following strongly recommended direction:

- A fourth-floor floor plan needs to be developed;
- Detailing of the window trim treatments on the third and fourth floor windows needs to be developed;
- Explore shortening or screening windows on the back of the building to address privacy and light splay concerns;

- Staff to revise language of condition No. 19 of the resolution;
- Explore other planting opportunities using species with non-invasive roots in street landscape wells;
- Delete edge seating at the upper level outdoor decks;
- Change glass railings on the fourth level or make opaque;
- Use tighter or graduated spacing on railings of the at the ground level along First Street;
- Explore using 8.5-foot wide parking spaces, strongly encourage this to be supported as a waiver if it results in more parking;
- Introduce expansion joints or use different color combinations on the exterior stucco walls to alleviate or break up the larger fields of stucco on the building;
- Reconsider the size and arrangement of the 28 windows of the upper floor at the back of the building – alternative treatments to be explored can include – recessing the windows into the wall or adjusting their orientation so the face to the side, lowering the head height or raising the sill height, or developing some alternate interior control elements
- Explore alternative landscaping to create an attractive streetscape at the south end of the project; and
- Evaluate the addition of electric parking spaces, the more the better.

The motion was approved (4-0) by the following vote:

AYES: Ahi, Bodner, Bressack and Meadows

NOES: None

ABSENT: Lee Marek, and Samek

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Bressack reported on her attendance at the October 22, 2019 City Council meeting regarding 5150 El Camino Real project.

POTENTIAL FUTURE AGENDA ITEMS

Staff provided an overview of upcoming projects on the Commissioner's meeting agendas.

ADJOURNMENT

Acting Chair Bressack adjourned the meeting at 10:45 P.M.

Jon Biggs
Community Development Director