



# PLANNING COMMISSION MEETING MINUTES

7:00 PM - Thursday, July 21, 2022  
*Telephone/Video Conference Only*

## CALL MEETING TO ORDER

At 7:02 p.m. Chair Doran called the meeting to order.

## ESTABLISH QUORUM

PRESENT: Chair Doran, Vice-Chair Mensinger, Commissioners Ahi (joined the meeting at approximately 7:18 PM), Bodner, Marek, and Roche  
ABSENT: Commissioners Steinle  
STAFF: Development Services Director Zornes, City Attorney Houston, Interim Planning Services Manager Golden, and Consulting Senior Planner Hayagreev

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

## ITEMS FOR CONSIDERATION/ACTION

### CONSENT CALENDAR

#### 1. Planning Commission Minutes

Approve minutes of the regular meeting of July 7, 2022.

Action: Upon motion by Vice-Chair Mensinger, seconded by Commissioner Roche, the Commission recommended approval of the minutes from the July 7, 2022 Regular Meeting as written.

The motion was approved (5-0) by the following vote:

AYES: Chair Doran, Vice-Chair Mensinger, Commissioners Bodner, Marek and Roche

NOES: None

ABSENT: Commissioners Ahi and Steinle

## PUBLIC HEARING

#### 2. D22-0002 – EAH Housing – 330 Distel Circle

Multiple-Family Design Review and Conditional Use Permit for a new multiple-family development with a five-story building with 90 condominium units for rent along 330 Distel Circle with 90 parking spaces utilizing a mechanized parking system and a common amenity space on the first floor. The proposal is for a 100% affordable housing project and is eligible for a density bonus, development incentives, and development waivers under state law and city ordinance. The project is categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Hayagreev* This item has been removed from the agenda. The item will be re-noticed for a future meeting.

3. **19-D-01, 19-UP-01 and 19-SD-01 – Gregory and Angela Galatolo – 4350 El Camino Real** Multiple-Family Design Review, Conditional Use Permit and Tentative Subdivision map for a new multiple-family development with a five-story building with 47 condominium units along El Camino Real with two levels of underground parking. The proposal includes seven affordable units with four moderate-income units and three very-low-income units, and a density bonus with development incentives to allow for increased building height and a reduced parking aisle width. A Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program in compliance with the California Environmental Quality Act (CEQA) will be considered. *Project Planner: Hayagreev* THIS ITEM WAS CONTINUED FROM THE JUNE 16, 2022 PC MEETING DUE TO LACK OF A QUORUM.

#### STAFF PRESENTATION

Consulting Senior Planner Hayagreev gave the staff presentation.

#### COMMISSIONER QUESTIONS

None.

COMMISSIONER AHI JOINED THE MEETING AT APPROXIMATELY 7:18 PM.

#### APPLICANT PRESENTATION

Applicant Angela Galatolo introduced project architect Alex Seidel and David Kornfield, project planner. Both provided presentations.

Applicant requested changes to the following conditions:

- Reword Condition No. 27 to add a beginning phrase referring to the list of “items the plans shall include” (Prior to Building Permit Condition).
- Reword Condition 27.6 to omit the sentence “Replace existing shelter with a new VTA standard shelter (17-foot Full Back with Ad panel) consistent with VTA direction” for consistency with VTA approval to allow a bench or custom architectural enclosure.
- Reword Condition No. 45 to omit the requirement to rebuild an off-site ADA ramp at the southwest corner of the intersection – no nexus.

#### COMMISSIONER QUESTIONS

Vice-Chair Mensinger asked questions about the BMR unit distribution proposed by staff. These were accepted by applicant. She then asked a clarifying parking question.

David Kornfield, project planner and project architect Alex Seidel responded.

Regarding Condition 27.6, Interim Planning Services Manager Golden said staff is amenable to change the language to allow an alternative design at the discretion and approval of the Valley Transportation Authority.

Regarding Condition 45, Interim Planning Services Manager Golden responded that in general, the entire facility is typically improved when a crosswalk or ramp on either side is improved, but will be reviewed further with the Engineering Division.

#### PUBLIC COMMENT

None.

Chair Doran closed the Public Comment period and Commission discussion proceeded.

Action: Upon motion by Chair Doran, seconded by Commissioner Roche, the Commission moved to recommend approval of the Mitigated Negative Declaration to the City Council and recommend approval to the City Council of Multiple-Family Design Review, Conditional Use Permit and Tentative Subdivision map applications 19-D-01, 19-UP-01 and 19-SD-01 subject to the staff report findings and conditions with staff's revised comments and with the following change:

- Modify Condition 27.6 to revise the language to install the bus shelter per Valley Transportation Authority (VTA) standards (17-foot Full Back with Ad Panel) or an alternative proposed design by the Applicant as acceptable, and at the discretion of VTA.

The motions were approved (6-0) by the following vote:

AYES: Chair Doran, Vice-Chair Mensinger, Commissioners Ahi, Bodner, Marek and Roche

NOES: None

ABSENT: Commissioner Steinle

### **COMMISSIONERS' REPORTS AND COMMENTS**

City Attorney Houston mentioned a webinar training for the Planning Commissioners taking place tomorrow, July 22<sup>nd</sup>.

Development Services Director Zornes noted that the 30-day public comment period for the Housing Element Update was closing at midnight this Sunday, July 24, 2022.

### **POTENTIAL FUTURE AGENDA ITEMS**

None.

### **ADJOURNMENT**

Chair Doran adjourned the meeting at 8:10 PM.

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Steve Golden  
Interim Planning Services Manager