Roll Call – Chair: Leslie Mendez; Commissioners: Brendan Bloom, Greg Crump, Erin Gillett, Andrea Lucas, and Joy Navarrete. Commissioner Hansen had an excused absence.

1. Comments from the Public
   No comments were received.

2. Approval of Minutes
   Motion to approve the April 17, 2019 meeting minutes: Lucas; second: Bloom.
   Vote:
   Ayes: Bloom, Crump, Lucas, Mendez, Navarrete
   Noes: None
   Abstain: Gillett
   Absent: Hansen

3. Commissioner Communication/Conflict of Interest Disclosure
   Commissioner Gillett disclosed that she met with three neighbors at the project site of 1431 Scott Street.

   Commissioner Navarrete noted that she exchanged emails with neighbors of the 1431 Scott Street application.

4. Public Hearing: Variances and Conditional Use Permit – 1431 Scott Street
   Application: PL18-0163
   Applicant: Cody Fornari
   Location: 1431 Scott Street
   APN: 502-330-008
   Zoning: RS-5 (Single Family Residential)
   General Plan: Low Density Residential
   Request: Planning Commission consideration of a proposed new single family residence that requires Variances for a reduced rear yard setback and reduced covered
parking and a Conditional Use Permit for exceeding building envelope requirements due to a constrained site with storm drain easements (Chapter 19.36 and Chapter 19.34, ECMC)

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Associate Planner, Jeff Ballantine, presented the staff report and answered questions from the Commission.

The applicant, Cody Fornari presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Mary Westervelt
Deya Bondy
Brianna Lind, 1429 Scott St.
Paul Wilmington
Kevin Guana, 1461 Navellier St.
Greg Visineau, 1428 Lawrence St.
Flossie Lewis, 1461 Navellier St.
Carol Ballanti
Maia Bazjanac, 1461 Navellier St.
Anne Cliat, 1428 Scott St.
Eileen Kim
Eric Eissler
Jessica King
Karen Jewel
Matt Henry
Akhi Shalom
Vladimir Bazjanac

The public hearing was closed.

Motion to continue the item to June 19, 2019: Mendez; second: Lucas.

Vote:
Ayes: Crump, Gillett, Lucas, Mendez, Navarrete
Noes: Bloom
Abstain: None
Absent: Hansen
5. **Public Hearing: Conditional Use Permit – 817 Richmond Street**

   Application: PL19-0006  
   Applicant: Huafang Cui  
   Location: 817 Richmond Street  
   APN: 503-244-010  
   Zoning: RS-5 (Single Family Residential)  
   General Plan: Low Density Residential  
   Request: Planning Commission consideration of a Conditional Use Permit to allow an exception to the main building envelope and daylight planes (19.06.030.D.3, ECMC).  
   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Consulting Planner, Julian Bobilev, presented the staff report and answered questions from the Commission.

The applicant, Huafang Cui, and the property owner, Shirley Lo, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Conditional Use Permit to allow an exception to the main building envelope and daylight planes at 817 Richmond Street: Bloom; second: Crump.

Vote:  
Ayes: Bloom, Crump, Gillett, Lucas, Navarrete  
Noes: None  
Abstain: Mendez  
Absent: Hansen

6. **Public Hearing: Variance – 2332 Alva Avenue**

   Application: PL19-0004  
   Applicant: Bill McLaughlin  
   Location: 2332 Alva Avenue  
   APN: 500-430-016  
   Zoning: RS-5 (Single Family Residential)  
   General Plan: Low Density Residential  
   Request: Planning Commission consideration of a proposed new single family residence that requires Variances for reduced front and rear setbacks due to a substandard lot size (Chapter 19.36, ECMC)  
   CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Associate Planner, Jeff Ballantine, presented the staff report and answered questions from the Commission.
The applicant and property owner, Bill McLaughlin, presented the project and answered questions from the Commission.

The public hearing was opened.

The public hearing was closed.

Motion to approve a Variance amendment to allow a reduced rear setback and a two-year extension of Resolution PC17-05 and to deny a Variance for a reduced front yard setback, for a proposed single-family house at 2332 Alva Avenue.

Motion: Lucas; second: Bloom.

Vote:
Ayes: Bloom, Crump, Gillett, Lucas, Mendez, Navarrete
Noes: None
Abstain: None
Absent: Hansen

7. Public Hearing: Tentative Parcel Map – 7952 Terrace Drive

Application: PL17-0095
Applicant: Tom Zhang
Location: 7952 Terrace Drive
APN: 505-243-021
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of tentative parcel map to subdivide lot into two lots and an exception to Title 18 of the City’s Municipal Code for minor subdivisions in which frontage on a public street is not provided for all parcels (18.32.050, ECMC).

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15315 of the CEQA Guidelines, Class 15: Minor Land Divisions.

Associate Planner, Jeff Ballantine, presented the staff report and answered questions from the Commission

The public hearing was opened.

The following speakers addressed the Commission:
John Addison, 7927 Terrace Dr.
Alonzo Addison, 7927 Terrace Dr.
Paul Pinney, 7930 Terrace Dr.
Joseph Calger, Hancock Way
Tracy Ousdahl, 7930 Terrace Dr.
Lara Speyer, Hancock Way
Edmund Low, 7952 Terrace Dr.

The public hearing was closed.
Motion to continue the item to a date uncertain: Bloom; second: Lucas.
Vote:
Ayes: Bloom, Crump, Gillett, Lucas, Mendez, Navarrete
Noes: None
Abstain: None
Absent: Hansen

8. **Staff Communications**
Nothing was reported.

9. **Adjournment**
11:42 p.m.