



PLANNING COMMISSION MEETING ACTION MINUTES FEBRUARY 14, 2017

Adopted by unanimous (5-0) vote of the Planning Commission on February 28, 2017

1. CALL TO ORDER:

Chair McGrath called the meeting to order at 7:02pm. Commissioners in attendance included Adamson, Iverson, Mautner, McGrath, Parnigoni, Roberts & Smith. Staff in attendance included Planning Director Drummond Buckley, Associate Planner Mayank Patel and Senior Administrative Assistant to Planning, Tiffany Fabiani.

A. Introduction of New Planning Commissioners

Chair McGrath introduced new Planning Commissioners John Lynn Smith and David Parnigoni. McGrath also recognized outgoing Commissioners Michael Hoeffel and Katy Faix for their contributions to the community.

2. ADOPTION OF AGENDA:

A motion was made by Commissioner Roberts to adopt the agenda. The motion was seconded by Commissioner Mautner; and the motion carried by a unanimous (7-0) vote.

3. PUBLIC FORUM:

Chair McGrath opened the floor to anyone wishing to speak on all non-agenda items. Seeing and hearing no one, McGrath closed the floor.

4. CONSENT CALENDAR:

A. Adopt Draft Action Minutes of January 10, 2017 Meeting

Both Commissioners Smith and Parnigoni abstained from vote as they were not in attendance of the January 10, 2017 meeting.

ACTION: A motion was made by Commissioner Roberts to approve the Consent Calendar. The motion was seconded by Commissioner Iverson; and the motion carried by a majority (5-0-2) vote.

5. CONTINUED PUBLIC HEARINGS: None

6. NEW PUBLIC HEARINGS:

A. Election of 2017 Officers:

1. Chair

ACTION: A motion was made by Commissioner Roberts to appoint Commissioner Willy Mautner as Chair. The motion was seconded by Commissioner Iverson; and the motion carried by a unanimous (7-0) vote.

2. Vice-Chair

ACTION: A motion was made by Commissioner McGrath to appoint Commissioner Iverson as Vice-Chair. The motion was seconded by Commissioner Mautner; and the motion carried by a unanimous (7-0) vote.

B. A public hearing to consider Design Review, Exception, and Tree Removal Permit applications to demolish an existing 2, 112 adjusted square-foot (2,512 gross) single-family residence and construct a new 3,392 adjusted square-foot (3,792 gross) single-family residence on a 21,344 square-foot lot. The existing residence encroaches into a water-channel setback. The proposed residence will reduce the encroachment; however, an Exception Permit is required as the proposed building footprint will continue to encroach into the water-channel setback. Additionally, an Exception Permit is also required for the 15-foot minimum side-yard setback.

PROJECT SITE:	17 Overhill Road
APN:	268-182-014
Applications:	DRA-2016-014; EXC-2016-040; EXC-2017-005; TRP-2016-029
Zoning Designation:	RL-20 (Residential Low Density - 20,000 square feet)
Lot Size:	21,344 square feet
Owner:	Yaser Honarmond
Project Planner:	Mayank Patel, Associate Planner
CEQA Status:	Categorically Exempt: CEQA guidelines §15303
Staff Recommendation:	Staff recommends approval of Design Review, Exception and Tree Removal Permit applications and to adopt the Statement of Official Action.

Staff provided a brief overview of the staff report and answered questions of the Commission.

Chair McGrath called for any and all ex parte' communications and/or site visits. All Commissioners stated that they had visited the site but did not speak to anyone.

Chair McGrath opened the floor to the applicant for comment.

Property owner Yaser Honarmond and project architect Hector Yaminez provided testimony and answered questions of the Commission.

Chair McGrath opened the floor to the public for comment. Seeing and hearing no one, Chair McGrath closed the floor and brought the item back to the Commission for deliberation and vote.

ACTION: Commissioner Roberts made a motion to approve Design Review, Exception, and Tree Removal Permit application as well as to adopt the Statement of Official Action as recommended by Staff. The motion was seconded by Commissioner Mautner; and the motion carried by a majority (6-1-0) roll-call vote as follows:

Ayes: Roberts, Smith, Iverson, Adamson, Mautner, Parnigoni

Nays: McGrath

Abstention/Recusal: None

7. **OTHER COMMISSION MATTERS:** None

8. **PLANNING COMMISSIONER'S REPORTS:**

McGrath stated that he and Commissioner Adamson participated in a stakeholder interview on behalf of the Planning Commission with National Main Street Center, who has been hired to assist in preparing a market research study for Council consideration for the further planning of downtown Orinda.

9. **PLANNING DIRECTOR'S UPDATE:**

Buckley provided a status update regarding planning for downtown, including both the National Main Street Center and ULI efforts. He also noted that ULI will make a presentation to a joint meeting of the Planning Commission and City Council to be held on Tuesday, April 11, 2017 starting at 5:00pm and asked Commissioners to please mark their calendars.

10. **ADJOURNMENT:**

Commissioner Iverson made a motion to adjourn the meeting and the motion was seconded by Commissioner Mautner. The meeting was adjourned at 8:27pm by a unanimous (7-0) majority vote. The next regular meeting of the Planning Commission will be Tuesday, February 28, 2017, at 7:00 pm, in the Public Library Auditorium located at 26 Orinda Way.