

**ACTION MINUTES OF THE MEETING OF THE ENVIRONMENTAL  
REVIEW COMMITTEE HELD ON July 20, 2017**

Committee Members:                      Timm Borden  
                                                         Aarti Shrivastava  
                                                         Don Sun  
                                                         David Brandt  
                                                         Barry Chang

Committee Members absent:              none

Staff present:                                Gian Martire, Associate Planner

**APPROVAL OF MINUTES:**

December 1, 2016

The minutes of the December 1, 2016 were approved as written

**ORAL COMMUNICATIONS**

**(Reserved for persons wishing to address the Committee on issues that are not already included in the regular Order of Business)**

None

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**NEW ITEMS:**

1.      Application No.(s):    EA-2016-01, EXC-2016-07, R-2016-28, RM-2016-26  
         Applicant:            Glush Dada (Qi/Juan residence)  
         Location:              21888 Lindy Lane    APN# 356-25-031

Hillside Exception to allow the construction of a new single family residence on slopes greater than 30%; a Two-Story Permit to allow the construction of a 9,144 square foot single family residence; and a Minor Residential Permit to allow a second story balcony on the new residence with a Floor Area Ratio of 35% on slopes greater than 20%.

- ❑ Geologic/Soils
  - A consulting geologist has been retained to conduct a peer review of the engineering and hazards of the lot
  - Engineering methods will be incorporated into the construction plans to mitigate sliding, erosion and a fortified (piers to bedrock and grade beam) foundation and

- will be reviewed, plan checked and inspected by the City's consulting geologist and the City's Public Works Department
- A Certification process will be completed to declare that the work site will be safe from slides
  - Storm water will collect onsite. Any excess run-off will be directed down Lindy Lane and into a catch basin
  - ❑ Trees/Landscaping
    - 17 (non-protected) Sequoia and Cypress trees are scheduled to be removed. Replacements will be in accordance with the Tree Ordinance
    - The City's consulting Arborist has made mitigation recommendations to protect the trees onsite from damage during construction (irrigations systems and barriers around the drip line)
    - A Tree Bond will be paid by the applicant to endure that the mitigation measures are adhered to and to pay for any protected trees that are adversely impacted by construction
    - The City's consulting Arborist recommended that 36" box trees be planted along Lindy Lane to help reduce the massing appearance of the new residence. In addition, Staff is recommending that trees be planted along the new private road
  - ❑ Air Quality
    - Standard mitigating measures will be in place during construction to reduce dust and exhaust
  - ❑ Archeological/Cultural
    - There will be a Stop Work Order in the construction documents should any remains or artifacts be discovered on site
  - ❑ Noise
    - Standard mitigating measures will be in place during construction to reduce noise
    - The applicant is aware of the City's Noise Ordinance and permitted construction hours
  - ❑ Additional Discussion
    - The lot size is 19k square feet, the house is proposed to be 6,976 square feet (not including the basement), the FAR is 35% where 45% is allowed
    - Committee member Chang requested that a condition be placed on the project such that if the private road is damaged during construction, the property owner will be required to make the necessary repairs to the road surface
    - A member of the Audubon Society presented a letter to the Committee calling for a raptor nesting and wildlife foraging study and a denial of the Mitigated Negative Declaration. They also asked that a condition be placed such that the tree replacements need to be native species.
    - Neighbors addressed the Committee members to request a denial of the project due to the size of the proposed home
    - On-site and construction parking

ACTION: Recommendation for approval of a Mitigated Negative Declaration for EA-2016-01 with the added conditions:

- A Bird Nesting Study be conducted; and
- Tree replacements will be native (Oaks) and preferably off the City's protected tree list, but not decorative in nature

MOTION: David Brandt

SECOND: Don Sun

NOES: none

VOTE: 4-0-1 (Chang recused)

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## **OLD BUSINESS**

None

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Respectfully submitted,

/s/Beth Ebben  
Beth Ebben  
Administrative Assistant