

**APPROVED MINUTES OF THE MEETING OF THE ENVIRONMENTAL
REVIEW COMMITTEE HELD ON DECEMBER 1, 2016**

Committee Members: Timm Borden
Aarti Shrivastava
Alan Takahashi
David Brandt (arrived at 9:38)
Rod Sinks

Committee Members absent: Don Sun
Barry Chang

Staff present: Gian Martire, Associate Planner

APPROVAL OF MINUTES:

May 26, 2016

The minutes of the May 26, 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

NEW ITEMS:

1. Application No.(s) EXC-2014-15, TR-2014-70 (EA-2014-08)
Applicant: Amy Cheng
Location: 22823 San Juan Rd

The project applicant is requesting approval of a Hillside Exception to allow the construction of a new 3,202 square foot single family residence on slopes greater than 30%;
Tree Removal Permit to allow the removal and replacement of 6 specimen size Oak trees to facilitate the construction of the new residence

- Geologic/Soils
 - The average slope of the lot is 55%
 - A consulting geologist has been retained to study the engineering and hazards of the lot
 - engineering methods have been incorporated into the construction plans to mitigate sliding, with retaining walls and a fortified (piers to bedrock and grade beam) foundation and will be reviewed, plan checked and inspected by the City's consulting geologist
 - The lot has the last of the lots to be improved since it was subdivided, so there is no fill
 - The design specifications of the retaining wall will be incorporated into the Conditions of Approval and will be reviewed and plan checked by the City's consulting geologist
 - There will be no grading on site during the raining season

- ❑ Trees/Landscaping
 - 6 Oak trees are proposed to be removed as they fall within the building envelope of the proposed development, replacement trees will be replanted so to as screen the new house from the road
 - 12, 24" box trees will be re-planted in accordance with the Tree Ordinance and placed on site as determined by the City's and the applicant's arborists
- ❑ Air Quality
 - Standard mitigating measures will be in place during construction to reduce dust
- ❑ 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 greatest challenge to the two-story residential development was to meet the on-site parking requirement
 - The project site is adjacent to the Legionnaires of Christ
 - The square footage of the proposed home has been reduced indirect relation to the slope density of the project site (20% FAR)

ACTION: Recommendation for approval of a Mitigated Negative Declaration for EA-2014-08

MOTION: David Brandt

SECOND: Rod Sinks

NOES: none

VOTE: 5-0-0

OLD BUSINESS

None

Respectfully submitted,

/s/Beth Ebben

Beth Ebben

Administrative Assistant