

**PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 23, 2023**

**DOCUMENTS RECEIVED AFTER
PUBLISHED AGENDA**

Item #1 PH 23-010

Proposed Development of 14 Residential Condominium units and one Commercial Condominium unit on a 0.47-acre site located at 32513 Mission Boulevard for which a Corresponding Site Plan Review Application (201900754) was Previously Approved in 2021 (APNs: 076G-2760-009-07 and 07G6-2760-021-00), Requiring a Vesting Tentative Tract Map (Tract 8660) Application No. 202204947. Applicant: Murthy Ayyagari, HAMAARA LLC.; Owner: Uday Sista, HAMAARA LLC.

Documents and Public Comments

Staff Responses to Commissioners' Questions



February 23, 2023 – Planning Commission Questions

| ITEM # | QUESTION | STAFF RESPONSE |
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| #1 PH 23-010 | The Project Description on Attachment I, page 2 states that there will be a mix of residential units including 2 studios, 8 two-bedroom units, and 4 three-bedroom units. This also appears consistent with what is shown on the previously approved plans in Attachment III. However, under Policy Context and Code Compliance, in the Parkland Dedication section on page 5, it is stated the proposed plans feature eight three-bedroom units, four two-bedroom units and two studio units, which would result in Park Impact Fees of \$182,190. Can you clarify which mix of units is correct, and if the mix on page 2 is correct will the fees actually be \$153,066? Is the discrepancy due to a change in the previously approved Site Plan? | This is a typo. There are 2 studios, 8 two-bedroom units, and 4 three-bedroom units in the project. The correct fee amount is \$153,066. |
| #1 PH 23-010 | The Project Description also states that there will be 5 commercial tenant parking spaces, 26 residential parking spaces and 5 dedicated bike parking spaces, which is consistent with the previously approved plans shown in VTTM A1.2 and A2.2. However Attachment III, Exhibit A, item 1 states that there will be thirty-one parking spaces with no differentiation between residential, commercial, car or bike parking. Can you confirm that there will be 36 parking spaces in total (26 residential car spaces, 5 residential bike spaces, and 5 commercial spaces)? | There will be a total of 36 parking spaces including 26 residential vehicular spaces, 5 commercial vehicular spaces and 5 bike spaces. The 26 residential vehicular spaces and 5 bike spaces will be provided in the garage, accessible from Lexington Avenue. The 5 tenant spaces will be provided in an open parking lot, accessible from Mission Boulevard. |

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| <p>#1 PH23-010</p> | <p>Attachment III, Exhibit A, item 26, states "Unless otherwise specified or approved by the Planning Director, all vacant building(s) on-site shall be demolished within six (6) months from project approval, and the site shall be returned to a "pre-development condition" which includes the capping of any utilities, the planting of sod to prevent erosion, and a 6 foot tall perimeter fence shall be erected within the required front, side and rear yards of a vacant parcel, subject to the standards set forth in Section 10-1.2735.k, Fence Regulations for Vacant Properties" When I visited the site I saw the perimeter fence, but it looked like the original building has not been demolished. Is this a violation of Section 10-1.2735.k since the Planning Director approved a corresponding Site Plan Review application for the same mixed-use development in 2021, or is this only mandatory after a project is approved by the Planning Commission?</p> | <p>This is a standard condition of approval added to all applications in which there is an existing building that will be demolished as part of the project. Following their Site Plan Review approval, the site was not fully vacated and used an Emergency COVID-19 Testing Site. The testing site was recently closed, and the applicant is currently in the process of obtaining their Demolition Permit.</p> |
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