



## Planning Commission Staff Report

September 14, 2011  
Item 8.d.

**SUBJECT:** Actions of the City Council

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### **Accept or appeal actions of the Zoning Administrator and Planning Commission**

Council accepted the report.

Vote: 5-0.

#### **PUD-82, David DiDonato, Donato Builders, Inc.**

Application for Rezoning of an approximately 1.17-acre site located at 4171 and 4189 Stanley Boulevard from the R-1-6.500 (One-Family Residential) District to the PUD-HDR (Planned Unit Development – High Density Residential) district and for Planned Unit Development (PUD) Development Plan approval to construct 13 detached single-family homes.

Action recommended: Approval.

Action taken: Approved per staff, with the following modifications:

1. Condition No. 9: revise the requirement to provide disclosures to homebuyers to include the estimated noise levels in the homes due to train horns as identified in the noise analysis, the number of train pass-bys when the noise analysis was made, and that the noise levels are predicated on the varying railroad operations.
2. Condition No. 25: require all trees to be a minimum of 24-box size, as shown on the development plan.
3. Condition No. 43: specify that the installation of the play equipment shall be based on a majority vote of the 11 homeowners.
4. Add a condition that the applicant work with staff to move the chimney on the Plan 1L model (Lot 12) on the east side of the building to reduce the shading of the photovoltaic panels at 4151 Stanley Boulevard.
5. Add a condition that the applicant work with staff to increase the number of trees planted in front of the project by Stanley Boulevard.

Vote: 3-2 (Sullivan and McGovern voted no).