



## Planning Commission Staff Report

December 10, 2008  
Item 8.b.

**SUBJECT:** Actions of the City Council, December 2, 2008

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### **Actions of the Zoning Administrator**

Council accepted the report.

#### **Second Reading of Ordinance No. 1985, PUD-72, Jerome and Laura Raney**

Application for Planned Unit Development rezoning of two parcels totaling approximately .51 acres from the RM-1,500 (Multiple-Family Residential) District to the PUD-HDR (Planned Unit Development – High Density Residential) District and development plan approval to construct three new residences at 4715 and 4693 Augustine Street.

Council waived the second reading and adopted Ordinance No 1985, thereby approving PUD-72.

#### **PAP-127 (PDR-715), Steven Jeffrey**

Consider an appeal of the Planning Commission's decision upholding PAP-123 and modifying the Zoning Administrator's approval of a design review for rear yard improvements at the existing residence located at 927 Montevino Drive. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

Council denied the appeal, thereby upholding the Planning Commission's decision, with the following amendments to the Conditions of Approval as listed in Exhibit B of the staff report:

- Modify Condition No. 1 to include language that regrading of this parcel is not allowed without Planning Commission or City Council approval, consistent with the original approvals of Tract 5835.
- Modify Condition No. 2 to include language that the property owners shall provide copies of the landscape plans to the rear neighbors for their review prior to submittal to the Planning Division.
- Modify Condition No. 3 to increase the rear yard restriction for aboveground permanent structures from 25 feet to 35 feet.
- Modify Condition No. 6 to indicate that any aboveground lights be designed in a manner to admit low lighting with downward placement so as not to affect the evening sky or adjacent neighbors.
- Modify Condition No. 7 to include language that the selection of 15-gallon versus 24-inch box trees ensure that the canopy of trees restores the original privacy of the rear and adjacent neighbors within a two-to-three year period.

- Add a new condition that the property owners shall be responsible for maintaining their landscaping as approved, including the replacement of any trees that die.
- Add a new condition that in the event of any future drainage problems, the property owner shall be responsible for repairing any slope instability, consistent with the general requirements set forth by the Building and Safety Division.

Vote: 5-0.