

## CITY COUNCIL AGENDA REPORT

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August 20, 2024  
Community Development

### TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

#### **P24-0292, Benjamin Levine/School of Rock**

Application for Minor Conditional Use Permit (MCUP) approval to allow operation of a music school with up to 28 participants at any given time at 3059 Hopyard Road, Suite D (Hopyard Village).

Approved. (13 days)

#### **P24-0371, John Montgomery**

Application for Administrative Design Review approval to construct two accessory structures: 1) an approximately 660-square-foot detached pavilion to the rear with a maximum height of approximately 15 feet; and 2) an approximately 336-square-foot, attached trellis to the rear with a maximum height of approximately 10 feet and 4-inches, located at 8026 Kingbird Court.

Approved. (11 days)

#### **P24-0349, Fatima Saleh**

Application for Administrative Design Review approval to construct a second-story addition by converting 355 square feet of existing space to the south of an existing residence located at 973 Clinton Place.

#### **Project Information:**

*Existing floor area: 1,646 square feet*

*Total floor area with addition: 2,001 square feet*

*Lot size: 5,376 square feet*

*Existing floor area ratio: 30.62 percent*

*Total floor area ratio with addition: 37.22 percent*

Approved. (11 days)

#### **P24-0323, Terry Townsend**

Application for Administrative Design Review approval to construct an approximately 696-square-foot addition on the west side of the home at 6288 Corte Altamira.

#### **Project Information:**

*Existing floor area: 2,219 square feet*  
*Total floor area with addition: 2,915 square feet*  
*Lot size: 11,073 square feet*  
*Existing floor area ratio: 20.04 percent*  
*Total floor area ratio with addition: 26.32 percent*

Approved. (11 days)

**P24-0331, Vishal Saboo & Priya Kudlu**

Application for Administrative Design Review approval to construct an approximately 408-square-foot single-story addition on the west side of the home at 4575 El Dorado Court.

**Project Information:**

*Existing floor area: 1,693 square feet*  
*Total floor area with addition: 2,132 square feet*  
*Lot size: 8,554 square feet*  
*Existing floor area ratio: 19.79 percent*  
*Total floor area ratio with addition: 24.92 percent*

Approved. (8 days)

**P24-0394, Maria Anderson**

Application for Administrative Design Review approval to construct an approximately 88-square-foot single-story addition on the southeast side of the home at 4332 Second Street.

**Project Information:**

*Existing floor area: 1,878 square feet*  
*Total floor area with addition: 1,966 square feet*  
*Lot size: 7,500 square feet*  
*Existing floor area ratio: 25.04 percent*  
*Total floor area ratio with addition: 26.21 percent*

Approved. (9 days)

**PUD-87-11-05M, Brandon Helton**

Application for site-specific Planned Unit Development (PUD) Minor Modification approval to PUD-87-11, adding truck sales and display to the list of permitted uses for 4011 Pimlico Drive, subject to specific Conditions of Approval regulating the number of trucks parked on-site, vehicle loading and unloading, and on-site parking management.

Approved. (21 days)

**P24-0297, Avichai Hazan**

Application for Administrative Design Review approval to construct an approximately 312-square-foot one-story addition to the rear of the existing residence and an

approximately 557-square-foot second-story addition above the garage located at 5325 Ridgevale Road.

Project Information:

*Existing floor area: 2,047 square feet*  
*Total floor area with addition: 2,916 square feet*  
*Lot size: 7,400 square feet*  
*Existing floor area ratio: 27.66 percent*  
*Total floor area ratio with addition: 39.41 percent*

Approved. (79 days)

**P24-0423, Niko Thysell**

Application for Administrative Design Review approval to construct an approximately 175-square-foot first-story addition to the west side of an existing residence located at 3965 W. Las Positas Boulevard.

Project Information:

*Existing floor area: 1,382 square feet*  
*Total floor area with addition: 1,557 square feet*  
*Lot size: 6,752 square feet*  
*Existing floor area ratio: 20.47 percent*  
*Total floor area ratio with addition: 23.06 percent*

Approved. (9 days)

Prepared by:



Melinda Denis  
Zoning Administrator

Submitted by:



Ellen Clark  
Director of Community  
Development

Approved by:



Gerry Beaudin  
City Manager