



Planning Commission Staff Report

November 12, 2008
Item 8.b.

SUBJECT: Actions of the City Council, November 4, 2008

Actions of the Zoning Administrator

Council accepted the report.

PUD-72, Jerome and Laura Raney

Consider an 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.

Action Recommended: Approval.

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

- Delete Condition No. 18; the applicant will not be required to contribute to the Urban Forestry Fund for the removal of the Pecan tree.
- Include language in Condition No. 19 that the applicant shall provide attractive storage units consistent with the architecture of the units, subject to the review and approval of the Director or Community Development
- Include language in Condition No. 24 that the applicant shall comply with the City's noise standards.
- Modify Condition No. 26 to indicate that the developer shall achieve 105 green points for each home, with exceptions to be permitted at the discretion of the Director of Community Development.
- Modify Condition No. 43 to increase the recycling of the total job site construction from 50 percent to 75 percent.
- Include language in Condition No. 51 that the plant species shall be of a drought-tolerant nature with an irrigation system that maximizes water conservation throughout the development.
- Add a new condition that the applicant shall contribute \$2,500 per new dwelling unit to the Bernal Property Reserve Fund, in addition to any Quimby Park in-lieu fees required by the City.
- Add a new condition that any proposed accessory structures shall be designed to be open, without any solid walls, to maintain as much open space area as possible on each site.

Vote: 5-0.