



Planning Commission Staff Report

March 28, 2007
Item 8.b.

SUBJECT: Actions of the City Council, March 20, 2007

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

PUD-85-15-18M, Dr. Ramsey Arai

Consider an application for a minor modification to an approved PUD development plan to reduce the rear yard setback from the required 30 feet to 20 feet to allow the construction of an approximately 450-square-foot pool cabana in the rear yard of the existing residence located at 2002 Valley Oak Road. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District

Council accepted the report.

PUD-94-04-02M, Jeff DeBernardi

Consider an application for a minor modification to an approved PUD development plan (PUD-94-04) to allow an increase in floor area ratio (FAR) from the required 59.3 percent to 65 percent for clerestory loft additions for the properties located on Saint John Circle, Saint John Court, and 4102 through 4183 Pleasanton Avenue, within the Saint John Place subdivision. Zoning for the property is PUD-MDR (Planned Unit Development – Medium Density Residential) District.

Council accepted the report.

Ordinance No. 1947, PUD-56, Michael Aminian and Mohsen Sadri

Council waived the second reading and adopted the ordinance.

PAP-105, Heather Brillhart, Appellant, (PCUP-155/PDR-513, Trinity Lutheran Church, Applicant)

Consider an appeal of the Planning Commission's approval of an application for a conditional use permit and design review for the expansion of the existing Trinity Lutheran Church consisting of the replacement of the existing temporary modular buildings with an approximately 8,110-square-foot one-story education building to the east of the existing Church facility; the construction of an approximately 3,108-square-foot multipurpose room addition to be attached to the south of the existing Church facility, fronting Hopyard Road; the expansion of the existing parking lot; and on-site landscaping removal and replanting. The project site is located at 1225 Hopyard Road and is zoned R-1-6,500 (Single-Family Residential) District.

Council denied the appeal, thereby upholding the Planning Commission's approval, with a modified site plan (Option 3) per staff, with the following modifications:

1. Add the following conditions:
 - a. The new parking lot shall not be connected to Golden Road.
 - b. The new parking lot shall not be connected to the existing parking lot on Golden Road.
 - c. The applicant shall enter into a deferred improvement agreement, secured by a performance bond, to be provided at the time the building permit is issued for the youth/ministry building or the permanent education structure, whichever is issued earlier, which agreement will obligate the applicant to build the parking lot within two years from the issuance of the earlier building permit.
 - d. The applicant shall submit a revised Master Plan reflecting the Option 3 site layout for the review and approval of the Planning Director prior to the issuance of a building permit. The revised site plan shall include a revised landscaping plan, a landscaped berm fronting Golden Road, and an updated tree report, if necessary.
2. Delete Condition No. 61 requiring an unpaved but maintained pathway along the easterly property line for pedestrian traffic between the facility and Golden Road.

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

PUD-85-10-7M, Peter Shutts/Goble Properties

Consider an application for a Planned Unit Development (PUD) Major Modification and development plan to demolish an existing drive-through bank building and related site improvements and construct an approximately 2,530-square-foot, one-story commercial building in its place at the property located at 5765 Valley Avenue. Zoning for the property is PUD-C-C (Planned Unit Development – Central-Commercial) District.

Council approved per staff, with the deletion of the condition prohibiting fryers and grills and the addition of a condition that any application for a fastfood restaurant would require a conditional use permit.

Vote: 5-0.

PUD-60, Christopher Andrews/Darrell Scherbarth

Consider an application for Planned Unit Development to demolish an existing 2,125-square-foot home and to subdivide the parcel into three lots to construct three custom homes at the property located at 2500 Vineyard Avenue, within the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR/OS (Planned Unit Development – Low Density Residential/ Open Space) District.

Council approved per staff, with the addition of a condition that sports courts shall not be permitted.

Vote: 5-0.