



## Planning Commission Staff Report

October 11, 2006  
Item 8.c.

**SUBJECT:** Actions of the City Council, October 3, 2006

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### **Actions of the Zoning Administrator and Planning Commission**

Council accepted the report.

#### **PUD-50, Ponderosa Homes**

Application for Planned Unit Development (PUD) development plan to subdivide an approximately 19.83-acre site into 27 lots and to construct 25 new, one- and two-story single-family detached homes ranging in size from 3,908 square feet to 4,595 square feet. The properties are located at 3157 Trener Drive and 2313 Martin Avenue and are zoned PUD – LDR (Planned Unit Development – Low Density Residential) District. Also consider the Negative Declaration prepared for the project.

Council approved per staff with a modification that Conditions Nos. 6.b. bullet 3, 6.c. bullet 3, and 6.d. bullet 2 indicate that no parking signs shall be posted on the south side of the street; and the addition of new conditions as follows:

1. The applicant shall work with the City Traffic Engineer and the neighbors regarding traffic-calming measures on Cameron Avenue. These measures shall be those included in the City's traffic-calming "tool kit." The applicant shall fund the traffic-calming measures agreed to by the neighborhood and the City Traffic Engineer.
2. No masonry wall shall be constructed along Cameron Avenue.
3. The applicant shall submit a design of the crosswalk to be installed at the northern corner of the Cameron Avenue/Martin Avenue intersection, for review at the Tentative Tract Map stage, and shall pay for the cost of the crosswalk installation.
4. The applicant shall work with the City on the project's Affordable Housing Agreement, which shall be subject to the approval of the Housing Commission and the City Council.

Vote: 4-0 (Sullivan voted no).