



Planning Commission Staff Report

September 13, 2006
Item 8.b.

SUBJECT: Actions of the City Council, August 15, 2006

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

PUD-81-30-05D-1M, Don Erickson

Application for a minor modification to an approved PUD development plan to modify the parking ratio for medical uses from the required one space per 150 square feet of gross floor area to one space per 263 square feet of gross floor area for an existing approximately 31,320-square-foot two-story office building located at 4626 Willow Road in Hacienda Business Park. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

Council accepted the report.

PUD-01-10M, Greenbriar Homes

Application for a minor modification to an approved PUD to eliminate the requirement for PUD development plan approval for development of the vineyard estate property, instead requiring design review approval by the Planning Director. The subject property is a 17.6-acre site (Parcel "A" of Tract 7240, formerly the Hahner property) located at 798 Vineyard Drive on the south side of Vineyard Avenue, in the Vineyard Avenue Corridor Specific Plan Area, and is zoned PUD-LDR, MDR, OS, and Vineyard (Planned Unit Development – Low Density Residential, Medium Density Residential, Open Space, and Vineyard) District.

Council accepted the report.

PAP-98, Steve and Carol Stanton, Appellants (PAP-97, Stanton/PADR-1542, Robert Sweeney Construction, for Jim Rhoades)

Appeal of the Planning Commission's decision denying PAP-97, the appeal of Steve and Carol Stanton, thereby upholding the Zoning Administrator's approval of PADR-1542, the application of Robert Sweeney Construction for administrative design review approval to construct an approximately 1,224-square-foot second-floor addition and an approximately 120-square-foot first-floor addition to the front of the existing residence located at 3227 Anastacia Court. Zoning for the property is R-1-7,500 (Single-Family Residential) District.

Council denied the appeal, thereby upholding the Planning Commission's decision and approving the additions, per staff, with the addition of a condition that staff re-visit the species of shrub used for screening along the rear property line.