



## Planning Commission Staff Report

June 28, 2006  
Item 8.b.

**SUBJECT:** Actions of the City Council, June 20, 2006

---

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

Council accepted the report.

#### **PUD-99-14, Kazuo Hatsushi**

Application for PUD development plan approval of a new development consisting of 13 new and one existing single-family homes on an approximately 15-acre site located at 2756, 2770, and 2798 Vineyard Avenue in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR and OS (Planned Unit Development – Low Density Residential and Open Space) District.

Approved per staff, with the following modifications:

1. The emergency vehicle access (EVA) connection to Montevino Drive shall be moved as far as possible from the Lloyd's residence.
2. Second Units shall be permitted uses.
3. The City-owned property adjacent to the EVA shall be maintained by the homeowners association.
4. A quick completion of the extension of Clara Lane to the Hatsushi property is urged.