



Planning Commission Staff Report

June 14, 2006
Item 8.c.

SUBJECT: Actions of the Zoning Administrator

PADR-1549, Joe Valadez, for Daniel and Eva Pereira

Application for administrative design review approval to construct an approximately 4343-square-foot single-story addition to the front of the existing residence located at 4081 Cid Way.

Approved.

PADR-1551, Greg Munn, for John Castro

Application for administrative design review approval to construct first- and second-story additions totaling approximately 624 square feet to the front of the existing residence located at 3220 Arbor Drive.

Approved.

PV-142/PADR-1476, Jeff Meier

Application for: (1) administrative design review approval to construct an approximately 40-square-foot second-floor deck and to convert an existing one-story accessory structure to an approximately 1,200-square-foot two-story accessory structure with a garage and basement; and (2) a variance from the Municipal Code for the accessory structure to allow: (a) a building height of 21 feet where the maximum allowed is 15 feet; (b) a side yard setback of 2 feet, 6 inches where the minimum required is 3 feet; (c) an eave and gutter side yard setback of 1 foot, 6 inches where the minimum required is 3 feet; (d) a front yard setback of 15 feet, 6 inches, where the minimum required is 20 feet; (e) a floor area ratio (FAR) for the entire site of approximately 55 percent as measured from the exterior walls and 51 percent from the interior walls, where the maximum allowed is 40 percent; and (f) the side yard setbacks to not adhere to the minimum sloping plane setbacks for side yards. The property is located at 4467 Second Street.

Approved.

PV-148, Dave Cunningham

Application for a variance from the Municipal Code to allow the existing depth of the property located at 215 Neal Street to remain at approximately 80 feet where a minimum lot depth of 100 feet is required.

Approved.

PV-149, Neil and Betty Nostrand

Application for a variance from the Municipal Code to install a six-foot tall stucco wall three feet from the street side property line of a corner lot, where minimum side yard setbacks of five feet and ten feet are required, for the property located at 4698 Second Street.

Approved.

PV-151, Mark and Katherine Barnes

Application for a variance from the Municipal Code to reduce the driveway frontage from the required 70 feet to approximately 68 feet for a new 16-foot, 10-inch curb cut to the existing driveway at the residence located at 1761 Harvest Road.

Approved.

PUD-90-19-11M, Richard Ragsdale

Application for a minor modification to an approved development plan (PUD-90-19, Moller Ranch) to reduce the rear yard setback from the approved 25 feet to 17 feet and to increase the floor area ratio (FAR) from the maximum allowable 35 percent to 36.8 percent to allow the construction of an approximately 133-square-foot sunroom in the rear of the existing residence located at 8242 Moller Ranch.

Approved.