

Attachment 4



PLANNING DEPARTMENT

TO: PLANNING COMMISSION

FROM: NATHAN HAMBURGER, ASSISTANT CITY MANAGER *NH*
DOUG HOOPER, PLANNING DIRECTOR *DH.*

**SUBJECT: AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 01080-2015
AND TO VARIANCE NO. VAR-01081-2015 – POUYA PAYAN, 28254
LAURA LA PLANTE DRIVE**

DATE: JANUARY 3, 2019

On December 13, 2018, the Planning Commission held a public hearing to consider the proposed amendment to the previously approved Conditional Use Permit and Variance to: 1) increase the heights of retaining walls; and 2) modify certain architectural elements for a single-family residence in construction. The applicant is Pouya Payan of Labyrinth Studio Design, Inc., and the site address is 28254 Laura La Plante Drive.

Upon opening the public hearing and receiving oral and written testimony, the Planning Commission continued the public hearing to the January 3, 2019 Planning Commission meeting. The Commission requested that the applicant work with his geotechnical consultant and neighbors to come up with options regarding the height of the wall in the rear yard, and to work with staff to bring back a status update and/or resolution for consideration. The Commission also sought geotechnical information regarding an appropriate height of the wall that safely retains the hillside while minimizing visual impacts.

At the January 3, 2019 hearing, staff will provide a status update of the project. Please note that no public testimony is expected to be taken at the hearing because no new material evidence will be introduced at that time. Staff is requesting that the public hearing be continued to the February 7, 2019 Planning Commission meeting, which will allow the applicant time to provide revised plans and technical studies for staff and City consultants to review and consider prior to presenting them to the Planning Commission.

RECOMMENDATION

Staff recommends that the Chair continue the open public hearing for the amendment to Conditional Use Permit No. CUP-01080-2015 and amendment to Variance No. VAR-01081-2015 to the February 7, 2019 Planning Commission meeting.