



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001 (Clive Dawson/Erin Anderson for Rafi and Orit Sharon)

DATE: September 6, 2007

BACKGROUND AND DISCUSSION

On July 19, 2007, the Planning Commission held a public hearing for Clive Dawson/Erin Anderson, representing the owners Rafi and Orit Sharon, for Conditional Use Permit request (Case No. 06-CUP-001) to construct a 4,960 square foot, two-story, single-family residence with a 704 square foot attached garage, and swimming pool. An Oak Tree Permit (Case No. 06-OTP-001) was also requested for the removal of three (3) Oak trees and encroachment within the protected zone of four (4) Oak tree for the proposed construction located at 28243 Balkins Drive.

The Planning Commission received written and oral testimony from staff, the applicant and the public on July 19, 2007, and continued the hearing to September 6, 2007. The Planning Commission requested that the applicants address the Commission's following concerns regarding the project: 1) Provide additional articulation to the east building elevation and evaluate the architectural style of the house with the rural character of the neighborhood; 2) Provide perspective renderings of the house, including views taken from Lapworth Drive; 3) Redesign the retaining walls near the pool area; and 4) Provide a larger horse keeping-area. The applicants are requesting more time to submit their proposals and request that the public hearing be continued to the October 4, 2007 Planning Commission meeting.

RECOMMENDATION

Based on the applicants' request, staff recommends that the public hearing for Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001 be continued to the October 4, 2007 Planning Commission meeting.