



DATE: DECEMBER 7, 2006

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: CONDITIONAL USE PERMIT CASE NO. 06-CUP-004 (VLADIMIR ZLATKOV)

I. BACKGROUND AND DISCUSSION

On September 7, 2006, the Planning Commission held a public hearing to consider Vladimir Zlatkov's request for a Conditional Use Permit to construct a 3,235 square-foot, two-story, single-family residence with an attached 682 square-foot, two-car garage. The applicant's 7,000 square foot parcel is located at 28331 Laura La Plante Road. The proposed single-family residence is a permitted use in the RS-(2)-20,000-IH (Residential Single-Family - Indian Hills design Overlay District) zones and meets the minimum required development standards of the Zoning Ordinance relative to lot coverage, building placement and height

The Planning Commission continued the public hearing to December 7, 2006 and recommended that the applicant redesign the project to reduce the building size and mass for greater neighborhood compatibility. The project staff report and meeting minutes from the September 7, 2006 Planning Commission meeting are attached for reference.

II. STAFF ANALYSIS

As requested by the Planning Commission, the applicant has redesigned the project for the Planning Commission's consideration. The proposed residence has been reduced in size by 23%, from 3,235 square-feet to 2,462 square feet. Approximately 773 square feet has been removed from the residence (221 square feet from the first floor and 552 square feet from the second floor). The size of the garage remains the same at 682 square feet. The building depth has been reduced from 81 feet to 63 feet. The loss of 18 feet in the rear (north) end of the residence increased the rear yard area, resulting in a 52-foot setback to the rear property line. The second floor building wall (family room) has been set back 6 feet at the front (south) elevation from its original position above the first floor, in an attempt to reduce the mass of the building as viewed from Laura La Plante Drive. The configuration of the second floor deck has been revised, so that the deck extends the width of the front elevation and

includes three plastered pilasters. Proposed building materials and colors have not changed. Pertinent data for the project is given below and findings made for the original proposal remain the same and are included in the attached draft resolution.

Pertinent Data

	<u>Existing</u>	<u>Original Proposal</u>	<u>Revised Proposal</u>	<u>Allowed/ Required</u>
1. Lot Size	7,000 sq. ft.	Same	Same	20,000 sq. ft.
2. Lot Width	50 ft.	Same	Same	90 ft. min.
3. Lot Depth	140 ft.	Same	Same	100 ft. min.
4. Building Size				
House:	None	3,139 sq. ft.	2,366 sq. ft.	N/A
Basement:	None	96 sq. ft.	96 sq. ft.	N/A
Garage:	<u>None</u>	<u>682 sq. ft</u>	<u>682 sq. ft.</u>	N/A
Total :	N/A	3,917 sq. ft	3,144 sq. ft.	N/A
5. Building Height	None	35 ft.	Same	35 ft. max.
6. Lot Coverage	None	28%	22.4%	35% max.
7. Building Setbacks				
Rear (north):	None	34 ft.	52 ft.	25 ft. min.
Front (south):	None	25 ft.	Same	25 ft. min.
Side (west):	None	12 ft.	Same	(22ft. combined)
Side (east):	None	10 ft.	Same	10 ft. min. (22ft. combined)
8. No. of Oak Trees	0	0		N/A

The applicant strategically moved his proposed plantings to maximize screening of the north side of the residence.

The City Oak Tree/Landscape Consultant and Engineering Department have reviewed the revisions and have not modified their original draft conditions.

III. RECOMMENDATION

If the Planning Commission desires to approve Conditional Use Permit Case No. 06-CUP-004, staff has prepared a draft Resolution and conditions for the Planning Commission's approval.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Reduced Photocopies of Plans
- Exhibit C: Planning Commission Minutes for September 7, 2006
- Exhibit D: September 7, 2006 Staff Report

Case Planner: Renee Madrigal, Assistant Planner