



DATE: AUGUST 3, 2006

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: CONTINUANCE REQUEST FOR SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 04-SPR-019, MODIFICATION CASE NO. 04-MOD-002 AND OAK TREE PERMIT CASE NO. 05-OTP-030

PROJECT DESCRIPTION AND BACKGROUND

On June 1, 2006, the Planning Commission conducted a public hearing for D.A. Foster Construction's Site Plan/Architectural Review request (Case No. 04-SPR-019) to demolish a 1,746 square-foot, single-story residence on a flag lot located at 5545 Foothill Drive and rebuild a 2,998 square-foot, single-story residence on the existing foundation. The applicant had also requested approval of a Modification (Case No. 04-MOD-002) to locate the residence 20 feet from the front property line, instead of at least 25 feet as required for development in the RL (Low Density Residential) zone. An Oak Tree Permit (Case No. 05-OTP-030) was also requested to allow encroachment within the protected zone of two Oak trees for driveway improvements.

The Planning Commission received written and oral testimony from staff, the applicant and the public on June 1, 2006, and continued the hearing to July 6, 2006. The applicant requested additional time to present the revisions to the Commission on July 6, 2006 and thereby a continuation to the August 3, 2006 meeting was granted. The applicant is now requesting a second continuation to the August 17, 2006 meeting.

RECOMMENDATION

Staff recommends that the public hearing for Site Plan/Architectural Review Case No. 04-SPR-019, Modification Case No. 04-MOD-002 and Oak Tree Permit Case No. 05-OTP-030 be continued to the August 17, 2006 Planning Commission meeting.

ATTACHMENTS

- Exhibit A: Vicinity/Zoning Map