



DATE: JULY 6, 2006

TO: PLANNING COMMISSIONERS

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, and continued the hearing to July 6, 2006. The applicant was requested by the Planning Commission to address the following recommendations: 1) Redesign floor plan and/or relocate the residence to meet the required 25-foot minimum front yard setback; 2) Designate an area on the lot for future horse keeping; and 3) Consider realigning the driveway in an attempt to avoid impacts to two Oak trees located at the north property line.

Staff has not received revised plans and it is our understanding that the applicant is requesting additional time to consider the recommendations given by the Planning Commission. As such, staff requests that the hearing be continued to August 3, 2006.

RECOMMENDATION

Staff requests 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 3, 2006 Planning Commission meeting.

ATTACHMENTS

- June 1, 2006 Planning Commission Meeting Minutes
- June 1, 2006 Planning Commission Staff Report