PLANNING COMMISSION MINUTES OF DECEMBER 12, 2005

2005-0506 – Albert Mangini II [Applicant/Owner]: Application on a 10,881 square-foot site for related proposals located at **832 Maria Lane** (near E El Camino Real) in an R-3 (Medium-Density Residential) Zoning District. (Negative Declaration) (APN: 211-16-009) KD;

- **Rezone** from R-3 (Medium-Density Residential) to R-3/PD (Medium-Density Residential /Planned Development) Zoning District,
- **Special Development Permit** for the construction of four townhomes,
- **Tentative Map** to subdivide one lot into four individual lots and one common lot

Kelly Diekmann, Associate Planner, presented the staff report. Staff is in support of the application and the design is of high quality that will fit well into the neighborhood. The most significant recommendation that staff has for this project is Condition of Approval (COA) 3.A.1 requiring the guest parking at the rear of the site be modified to meet ADA (Americans with Disabilities Act) requirements, requiring that the spaces be widened. The applicant may have to shorten the width of some of the units to allow for the guest parking requirement and provide adequate clearance for pedestrians and cars to enter and exit.

Comm. Sulser said that page 10 of the staff report refers to "including a condition requiring a bumpout of the private drive," Comm. Sulser asked what a "bumpout" is. Mr. Diekmann explained the width of the driveway would extend to the property line instead of having a two to three foot landscape strip. This would allow more angle for a car to back out and begin parking maneuvers.

Chair Hungerford opened the public hearing.

Albert Mangini, owner and applicant accompanied by Al Mangini, Sr., contractor, said he likes this project and feels it conforms to the changing nature of the Maria Lane. He said they have worked closely with staff and the Commission to conform to the requirements and design preferences. He said he hopes the Commission likes and approves the project.

Chair Hungerford closed the public hearing.

Comm. Sulser moved for alternative 1, to adopt the Negative Declaration and introduce an Ordinance to rezone the site from R-3 to R-3/PD and approve the Special Development Permit and Tentative Map with attached conditions. Comm. Babcock seconded.

Comm. Sulser said he likes this project and completion of the project will bring this parcel into conformance with the neighborhood both in style and completion of the sidewalk. He said overall this is a nice project and he looks forward to seeing it completed.

Comm. Babcock agreed with Comm. Sulser and said she is especially glad to see that each unit has individual private backyards.

Chair Hungerford said that at the Study Session he mentioned his concern about each unit being the same. He appreciated that this was addressed in the report and that the rationale of maintaining the original design was included. Chair Hungerford said he will be supporting the motion.

FINAL ACTION:

Comm. Sulser made a motion on 2005-0506 to adopt the Negative Declaration and introduce an Ordinance to rezone the site from R-3 to R-3/PD and approve the Special Development Permit and Tentative Map with attached conditions. Comm. Babcock seconded.

Motion carried, 5-0, Vice Chair Fussell absent.

This item is scheduled to be heard by the City Council on January 10, 2005.