



July 15, 2008

**SUBJECT: Request by applicant for Continuance of 2008-0238 - Dale Meyer Associates** [Applicant] **Nikoley Richard L and Beatrice F** [Owner]: Application for related proposals for a property located at **127 W. California Avenue** (near N. Murphy Ave.) in an R-3 (Medium Density Residential) Zoning District (APN: 204-043-007).

- **Rezone** from R-3 (Medium Density Residential) to R-3/PD (Medium Density Residential/Planned Development) Zoning District,
- **Special Development Permit** to allow 5 residential townhomes,
- **Tentative Map** to subdivide one lot into five lots and one common lot.

#### **REPORT IN BRIEF**

Staff is recommending continuing the project 2008-0238 indefinitely from the City Council meeting of July, 15, 2008 as requested by the applicant to give the applicant time to address recommended conditions of approval related to the project. Residents and neighbors in attendance at the Planning Commission meeting held June 9, 2008 were informed of this change.

#### **PUBLIC CONTACT**

The City Council public hearing will be re-advertised and re-noticed at the expense of the applicant.

#### **RECOMMENDATION**

Continue this item indefinitely.

Reviewed by:

Hanson Hom

Director, Community Development

Reviewed by: Trudi Ryan, Planning Officer

Prepared by: Surachita Bose, Project Planner

Approved by:

Amy Chan

City Manager