

PLANNING COMMISSION
PRE-AGENDA
TUESDAY, SEPTEMBER 28, 2010

CONSENT CALENDAR:

NONE

CONTINUED BUSINESS:

NONE

PUBLIC HEARINGS:

1. COASTAL PERMIT, VARIANCE, HEIGHT VARIATION, GRADING PERMIT & SITE PLAN REVIEW (CASE NO. ZON2009-00403): 86 Yacht Harbor Drive / Pesusich (LM)

Request: A request to construct a 356 square foot addition to the existing single-story residence, an 84 square foot balcony, and a 404 square foot addition and roof deck above the existing detached garage. The applicant is also requesting to legalize a 300 square foot carport that was previously converted to habitable space along the northeast portion of the existing residence. The application requires a Height Variation to allow the existing residence to exceed 16'-0" from the highest grade elevation. A Variance is required to allow reduced setbacks, development over an extreme slope (35% or greater), construction of more than 250 square feet within the City's Coastal Setback Zone, an addition over the detached garage exceeding 16'-0" in height, construction of a roof deck over the detached garage, and a non-conforming lot coverage of 65%. The project also includes the construction of three (3) garden walls, one 5'-0" tall retaining wall along the south property line, and one (1) 5'-0" tall retaining wall along the north side of the residence to accommodate a new planter and stairs.

2. GRADING PERMIT & SITE PLAN REVIEW (CASE NO. ZON2010-00172): 30156 Cartier Drive / SK Architects (SK)

Request: A request to construct a 5,909ft² (5,216ft² habitable space & 693ft² garage) split-level residence with 3,880yd³ of related grading and install photovoltaic solar panels on a vacant lot.

3. AMENDMENT TO CONDITIONAL USE PERMIT: Lunada Point – Tract No. 40640 / City (AT)

Request: A request by the City to amend Conditional Use Permit (CUP) No. 68 by modifying the Lunada Pointe Residential Tract's existing foliage height conditions to ensure consistency with the provisions of the City's View Restoration process as described in Municipal Code Section 17.02.040 and the View Restoration Guidelines.

4. GENERAL PLAN UPDATE – "DRAFT" CIRCULATION ELEMENT: City (GP)

Request: A request to review and discuss the Sub-committee's recommendations on the

“Draft” Circulation Element.

NEW BUSINESS:

5. PLANNING COMMISSION RULES AND PROCEDURES: City (JR)

Request: A request to review and update the Planning Commission's Rules and Procedures.

6. DISCUSSION OF THE “FOLIAGE AS CONDITION OF PERMIT ISSUANCE REQUIREMENT” OF THE DEVELOPMENT CODE: City (JR)

Request: A request by the Planning Commission to discuss the “Removal of Foliage as Condition of Permit issuance” requirement of the Development Code.

APPROVAL OF MINUTES:

8. MINUTES OF AUGUST 10, 2010

*Please note that that the actual Agenda may well expand, or possibly contract, based upon conditions (such as Continuances of public hearings, Withdrawals, etc.) prior to this meeting.

Date prepared: Wednesday, September 8, 2010