



Staff Report

CONTINUANCE OF APPEAL OF THE PLANNING COMMISSION DECISION TO DENY A FLOOR AREA EXCEPTION, VARIANCE, CONDITIONAL USE PERMIT, AND SINGLE FAMILY DESIGN REVIEW AT 2700 MONSERAT AVENUE

Honorable Mayor and Council members:

Summary

Staff requests continuance of the appeal application of the August 16, 2005 Planning Commission decision denying a Floor Area Exception, Variance, Conditional Use Permit, and Single-Family Design Review for property located at 2700 Monserat Avenue. Approval of the requested entitlements would permit 1,415 square feet of floor area to be added to the existing 2,670 square foot residence for a total of 4,085 square feet that exceeds the zoning district maximum for subject site.

On August 25, 2005, Craig Howard, property owner, submitted an appeal of the Planning Commission decision.

Staff requests the continuance to allow for inclusion of additional information submitted by the appellant on October 26, 2005, in the Council report on the appeal.

Because the item has been publicly noticed, staff recommends the Council open the 11/9/05 public hearing to allow for testimony to be entered into the record. However, a staff report on the matter will not be presented, nor does staff recommend Council discussion on the matter until a report has been presented for Council review.

As the appellants are unavailable for the next regularly scheduled Council meeting (November 22, 2005), staff recommends the matter be continued to the January 10, 2006 Council Meeting. Staff will renote the public hearing for the item (via 300 foot radius list of subject site notification).

Respectfully submitted,

Carlos de Melo
Community Development Director

Jack Crist
Interim City Manager