

STUDY SESSION

DATE:

April 8, 2013

TO:

Planning Commission

FROM:

Tom Zanarini, Associate Planner

SUBJECT:

49 Cornelia Avenue – STUDY SESSION for Design Review – Joshua Deitch,

Applicant and Owner - APN# 027-221-52 - File PL13-4068

The proposed project is located within a RS- 7.5 (Single Family Residential – 7,500 square foot lot size minimum) zoning district on a 31,160 square foot lot. The applicant has requested that the Planning Commission consider the site strategy for a proposed residence and new driveway location prior to submitting an application that focuses on the residential design. The existing condition includes a driveway easement over the neighboring vacant lot. The applicant's intent is to locate the proposed driveway entirely on the subject lot. The applicant has previously met with the Fire Department and the Department of Public Works to determine appropriate driveway length, width, turnaround and approach.

The Planning Commission should consider the following potential site impacts as related to the proposed project:

Slope Design Guidelines

Guideline# 1: Integration with Topography

Guideline# 2: Relationship of Building Size to Slope

Soils and Grading Design Guidelines

Guideline# 10: Minimizing Grading, Offhaul, Excavation and Erosion

Guideline# 11: Retaining Walls

Guideline# 12: Minimizing Landscape Terracing.

Building Design Guidelines

Guideline #20: Driveways
Guideline #21: Parking

This Study Session does not include a Project Data Table or Story Poles as the purpose of this review is to first determine the appropriate site location for the building and driveway. A second Study Session will include the building design.