



Planning Commission Report

Meeting Date: January 22, 2015

Subject: **1184 Loma Linda Drive**
Hillside R-1 Permit, Tree Removal Permit, and Amendment of the Streets Master Plan

Request to continue the hearing, to a date uncertain, for: a Hillside R-1 Permit to allow cumulative floor area exceeding 15,000 square feet and landform alterations exceeding 3,000 cubic yards of export, a request for a tree removal permit to remove one protected tree, and a request to amend the Streets Master Plan to vacate portions of Loma Linda Drive and an intersecting, unimproved alley, and dedicate portions of the subject property for a new turnaround at the property located at 1184-1193 Loma Linda Drive.

Recommendation: That the Planning Commission:
1. Continue the public hearing to a date uncertain.

REPORT SUMMARY

A request has been made for a Hillside R-1 Permit to allow the construction of a new single-family home at 1184-1193 Loma Linda Drive with cumulative floor area exceeding 15,000 square feet and landform alterations exceeding 3,000 cubic yards of exported earth material. A request has also been made to amend the Streets Master Plan to vacate portions of Loma Linda Drive and an intersecting, unimproved alley, and to dedicate a portion of 1184 Loma Linda Drive to the City to provide a new vehicle turnaround area. There is also a request for a Tree Removal Permit to remove one protected tree.

The Planning Commission reviewed the proposed project at its meeting on December 11, 2014. At that meeting, the Commission directed the applicant to redesign the project and continued the public hearing to the Planning Commission's January 22, 2015 meeting. As of the writing of this report, the applicant is continuing to revise the project. Consequently, staff recommends that the Planning Commission continue the public hearing to a date uncertain. When the project is revised and ready for consideration, notice will be given to the public and this item will be scheduled for a future meeting.

Report Reviewed By:

Ryan Gohlich, Senior Planner