



Board of Adjustment

Agenda

GARRETT MCCRAY - CHAIR	
NICHOLAS LABADIE TYLER STRADLING CAMERON JONES	GREG HITCHENS DIANNE von BORSTEL

**August 10, 2010
City Council Chambers - Lower Level
57 East First Street**

4:30 p.m. STUDY SESSION

- A. Election of Vice-Chair
- B. Discussion of items listed on Public Hearing Agenda
- C. Zoning Administrator Update:
 - 1. Zoning Code Update
 - 2. Status of appealed cases

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE JULY 13, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - 1. BA10-013 256 East Broadway Road (Council District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the TCB-2 zoning district. (PLN2010-00058) **Continued from the June 8th, 2010 meeting.**

Staff Planner: Tom Ellsworth
Staff recommendation: Approval with conditions of the auto repair use
Denial of the vehicle sales use

2. BA10-045 2348 West Catalina Ave (Council District 3) - Requesting a Variance to allow a residential addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00165) **Continued from the July 13, 2010 meeting**
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
- *3. BA10-047 2321 East Birchwood Ave (Council District 4) – Requesting a Variance to allow an addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00192) **Continued from the July 13, 2010 meeting**
- Staff Planner: Tom Ellsworth
Staff recommendation: Approval with conditions
- *4. BA10-050 1 – 270 West Main Street (Council District 4) - Requesting a Special Use Permit to allow a Special Event to exceed the number of events allowed in a calendar year in the TCC zoning district. (PLN2010-00204) **Continued from the July 13, 2010 meeting**
- Staff Planner: Brandice Elliott
Staff recommendation: Continuance to the September 14th, 2010 meeting
- *5. BA10-052 4420 East Baseline Road (Council District 6) - Requesting a Special Use Permit to allow to the development of a car wash in the C-2 zoning district. (PLN2010-00138)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
6. BA10-053 1915 South Power Road (Council District 6) – Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the C-2-DMP zoning district. (PLN2010-00213)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
- *7. BA10-054 2327 East Kenwood (Council District 1) - Requesting a Variance to allow an addition to encroach into the required side yard in the R1-9 zoning district. (PLN2010-00214)
- Staff Planner: Brandice Elliott
Staff recommendation: Withdrawn
- *8. BA10-055 1163 West Broadway Road (Council District 4) - Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the M-1 zoning district. (PLN2010-00224)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
- *9. BA10-056 1028 South Bellview Circle (Council District 4) - Requesting a Variance to allow an addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00228)
- Staff Planner: Brandice Elliott
Staff recommendation: Continuance to the September 14th, 2010 meeting

- *10. BA10-057 2828 East Escondido (Council District 2) – Requesting: 1) a Variance to allow an encroachment into the rear yard; and 2) a Special Use Permit for Accessory Living Quarters; both in the R1-7 zoning district. (PLN2010-00235)

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.