

2. **303 Harrison Ave** **CP10-0098** **APN 009-192-15**
Design Permit to construct a second-story addition on an existing single-family dwelling which will result in a 3,234 square foot, two-story, single-family dwelling on a standard lot. (Environmental Determination: Categorical Exemption) (E. Von Ibsch, owner/filed: 6/14/2010) MA
Recommendation: Acknowledge the environmental determination and approve the Design Permit based on the findings listed below and the conditions of approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Ernst Von Ibsch, Applicant.
Georgie Brewer in opposition.
Robert Annon in support.
Ralph Cross in support.
Ernst Von Ibsch, Applicant.

No one else wished to speak and the public hearing was closed.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the Design Permit with modified conditions 11 and 17, and additional Condition (number 19).

REVISED CONDITIONS 11 AND 17 AND ADDED CONDITION 19:

- ~~11. The maximum height of any fence located within the front and exterior setbacks shall be three and one half feet. All fencing within the front and exterior setbacks yards shall be visually open such as a picket or wrought iron style fence.~~
11. **Prior to final inspection of the building permit the applicant shall either:**
1) move/reconstruct the fence outside of the exterior side yard setback; or,
2) reduce the fence in height to 3 ½ feet; or,
3) apply for a Conditional Fence Permit to legalize the height/location of the existing fence in the exterior side yard setback.
17. Prior to issuance of a building permit, the following Public Works requirements shall be met:
- The applicant shall remove existing curb cut and gutter on Hammond Ave. frontage and replace with standard curb and gutter.
 - ~~The applicant shall move Hammond Ave sidewalk back from curb three feet to allow for a landscape strip to match surrounding properties. The applicant shall plant street trees provided by City arborist.~~

- The applicant shall remove and replace patched section of curb and gutter at existing through drain curbs on Hammond Ave. and replace with City standard curb and gutter.
- The applicant shall add ADA ramp at the corner of Hammond and Harrison.
- The applicant shall repair two existing sidewalk tripping hazards on Harrison - one at north property line and the other near the tree.

19. Prior to issuance of a building permit the applicant shall record a Land Use Agreement memorializing the fact that three bedrooms were approved as part of this permit.

Adjournment

The Zoning Administrator adjourned the meeting at 10:33 A.M. to next regularly scheduled meeting on the meeting of September 1, 2010 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR