

## Planning Commission Administration Items for August 3, 2010

1. **Viewshed Review 10-003**; 1460 Sierra Drive; Addition of a 140 square foot bathroom and a 157 square foot second story roof deck with a total height of 15' 3"; Bob Black

The Director of Community Development approved a Viewshed Review at 1460 Sierra Drive consisting of a 140 square foot bathroom and a 157 square foot second story roof deck with a total height of 15' 3". The decision of the Director of Community Development is subject to an appeal period which will end on August 5, 2010. Concurrent to the approval letter being sent out, an approval notice was sent out to all property owners within 300 feet of the project site.

2. **Temporary Use Permit 10-011**; Balloons and Pennants for Sales Events; 995 East Branch Street; Grand Estate Furniture; Michelle Muller

The Director of Community Development with the recommendation of the Architectural Review Committee (ARC) approved a Temporary Use Permit to allow Grand Estate Furniture to place balloons and pennants on their building and property for pre-determined sales events. This permit shall only approve the placement of balloons and pennants on the property for specific sales events outlined in the Temporary Use Permit application. Any additional sales events not outlined in the temporary use permit application are not granted permission to place balloons and pennants on the property. Any sales events occurring within the parking lot or sidewalk shall apply for a separate temporary use permit application.

3. **Plot Plan Review 10-010**; Establishment of a Therapeutic Body Center; 129 N. Halcyon Road #H; Debbie Bailey

The Director of Community Development with recommendation of the ARC approved a Plot Plan Review with conditions to allow the Therapeutic Body Center at 129 N. Halcyon Road. Conditions of approval include that the applicant must obtain a California Massage Therapy Council (CAMTC) certificate before any massage services can be started within the building or on the premises of the property. Additionally, the applicant shall construct a private bathroom within the tenant space before colon cleansing services can be started within the building or on the premises of the property.

4. **Architectural Review 10-001**; Review of proposed changes to an approved commercial shell building (Building I-1); 905 Rancho Parkway, Pad "I" of the Five Cities Shopping Center (Phase II); Paul Poirier and Associates.

The Director of Community Development with recommendation of the ARC approved minor changes to Building I-1, including moving the building a few feet away from the downhill slope, lowering the finish floor elevation to eliminate the need for stairs and raised planters along the front of the building, relocation and modification of doors, amendments to the landscape plan (additional landscaping and revised plant selection), and other minor misc. changes. No additional conditions were added.

5. **Design Review 10-002**; Design review for an approved nineteen (19) lot residential subdivision; Royal Oaks Planned Development – Grace Lane; Mangano Homes.

The Director of Community Development with recommendation of the ARC approved a design review with conditions of four (4) separate architectural and landscape plans for most of the market rate units (Lots 2-9, 14 & 15) and plans for the four (4) affordable units. As a note, the developer does not own Lots 12 and 13.