



**ADMINISTRATIVE ITEMS
PLANNING COMMISSION
JULY 7, 2015**

(Approvals by the Community Development Director)

**ITEM NO. 1: ARCHITECTURAL REVIEW 15-005 AND MINOR EXCEPTION 15-005;
NEW SECONDARY DWELLING UNIT AND REDUCED OFF-STREET PARKING
REQUIREMENT; LOCATION – 304 SOUTH MASON STREET; APPLICANT – PAUL
& RENE MACIE**

After making the findings specified in Sections 16.16.130 and 16.16.100 of the Municipal Code, the Community Development Director approved the above referenced project located within the Historic Character Overlay District to allow a one-bedroom secondary dwelling unit and deviation from the required off-street parking space for the unit in the Village Residential zoning district.

**ITEM NO. 2: PLOT PLAN REVIEW 15-009 AND ADMINISTRATIVE SIGN PERMIT
15-005; ESTABLISHMENT OF A NEW DESSERT BAKERY AND NEW WALL SIGN;
LOCATION – 426 TRAFFIC WAY; APPLICANT – TARA JOAQUIN**

After making the findings specified in Sections 16.16.130 and 16.16.170 of the Municipal Code, the Community Development Director approved the above referenced project for the establishment of a new bakery business and new wall sign in an existing commercial building in the Traffic Way Mixed-Use zoning district.

**ITEM NO. 3: ARCHITECTURAL REVIEW 15-001; LANDSCAPE RENOVATION;
LOCATION – 221 EAST BRANCH STREET; APPLICANT – JAMES MURPHY**

After making the findings specified in Sections 16.16.130 of the Municipal Code, the Community Development Director approved the above referenced project located within the Historic Character Overlay District to allow a landscape renovation project including planting, lighting, and screen wall construction in the Village Core Downtown zoning district.

**ITEM NO. 4: ARCHITECTURAL REVIEW 15-002; ELEVEN NEW RESIDENCES;
LOCATION – 1051 HUASNA ROAD (TRACT 3045); APPLICANT – COASTAL
COMMUNITY BUILDERS, JACOB GROSSMAN**

After making the findings specified in Sections 16.16.130 of the Municipal Code, the Community Development Director approved the above referenced project to establish developed design in accordance with the Tract 3045 Design Guidelines for eleven new residences in the Rural Suburban zoning district.