



Agenda Item No.: 35.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 8, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-71093 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-
LAOTIAN PRESBYTERIAN CHURCH. Possible action on a request for a Variance TO
ALLOW A 10 FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 2.50
acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-
E (Residence Estate) Zone, Ward 5 (Barlow) [PRJ-67966]. Staff recommends APPROVAL.

C.C.: 9/28/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-71093 and SUP-71094 [PRJ-67966]
2. Conditions and Staff Report - VAR-71093 and SUP-71094 [PRJ-67966]
3. Supporting Documentation - VAR-71093 and SUP-71094 [PRJ-67966]
4. Photo(s) - VAR-71093 and SUP-71094 [PRJ-67966]
5. Justification Letter - VAR-71093 and SUP-71094 [PRJ-67966]
6. Protest Comment for VAR-71093 and SUP-71094 [PRJ-67966]
7. Submitted after Final Agenda Protest Comments and Support Letter for VAR-71093, SUP-71094 and SDR-71095 [PRJ-67966] and Protest/Support Postcards for VAR-71093 and SUP-71094 [PRJ-67966]

Motion made by CEDRIC CREAR to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, CEDRIC CREAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 35-37.

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SCOTT RUEDY, Sr. Management Analyst, reported that the applicant was proposing to construct a one-story, 29-foot tall, 17,200 square-foot church on the subject site. A variance was requested for the front setback in the R-E (Residence Estates) Zoning district, but by reducing this setback the building will meet the residential adjacency standards and be oriented to the street frontages which are appropriate for this type of development. The church use can be conducted in a manner that is compatible with the surrounding land use and staff recommended approval of all applications. He noted that additional letters of protest and support had been received since publication.

DAVID DWYER, Dwyer Engineering, stated that all requirements have been read, and they were in agreement with the conditions.

CHAIR SCHLOTFMAN declared the Public Hearing closed for Item 35-37.

