

ATTACHMENT 2

SITE PLAN REVIEW SPR06-0134

OPTIONAL FINDINGS BY THE PLANNING COMMISSION:

Based on the site-specific characteristics of the subject property and the information provided in the public hearing, the Planning Commission finds:

- A. That the project is in substantial conformance to the General Requirements of the Interim Guidelines, is designed to minimize inconsistency with the General Plan, and the magnitude of the proposed grading is the minimum necessary to provide site access and to establish reasonable use of the property.

OR

- B. That the project is in substantial conformance to the General Requirements of the Interim Guidelines, is designed to minimize inconsistency with the General Plan, and the magnitude of proposed grading would be the minimum necessary to provide site access and to establish reasonable use of the property with implementation of the following measures:

(Planning Commission to select applicable items)

1. The thin fills proposed along the northern edge of the disturbance area shall be eliminated from the project.
2. The level yard area proposed to be located northeast of the residence shall be limited to 45 feet in width, measured perpendicular to the topographic contours.
3. The motor court area shall be reduced in width to the minimum necessary for vehicle turnaround and the associated retaining walls increased in height to minimize the magnitude of grading along the eastern side of the property.
4. The motor court area (i.e. the “access area”) shall be relocated to south of the attached three-car garage and the garage shall be re-oriented to accommodate parking and vehicle turnaround.
5. The detached garage shall be deleted from the project.