

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 07-009, 1521 VINE STREET
APPLICANT – MCCARTHY ENGINEERING, INC. REPRESENTING
MARGO VAN HORN

DATE: JUNE 26, 2007

Needs: For the Planning Commission to open and continue the public hearing on this project for Conditional Use Permit 07-009 to July 10, 2007.

Facts:

1. This Conditional Use Permit application is a request to establish a Bed and Breakfast at 1521 Vine Street.
2. The project was noticed for this public hearing on June 26, 2007. However, an Arborist Report is required to evaluate the potential impacts of the proposed parking area improvements under the Critical Root Zone of a 42 inch oak tree located on the subject site and associated tree protection measures. An Arborist Report has not yet been submitted as required by the City's Oak Tree Protection Ordinance.
3. Staff requests the Planning Commission continue this item until the applicant can provide an Arborist Report for this application.

Options: After considering the information presented and the public testimony received, the Planning Commission will be asked to select one of the following options:

- a. Continue the open public hearing to July 10, 2007.
- b. Amend, modify, or reject the above option.