

PUBLIC HEARINGS

**CITY COUNCIL MEETING
FEBRUARY 25, 2003**

To: Mayor and City Council
From: George J. Rodericks, City Manager
Originated By: Warren W. Repke, City Engineer

SUBJECT: Consideration of Revision to Condition No. 3 of Conditional Use Permit and Variance No. 0476 - location: 18976 Mesa Drive; Applicant: Mr. and Mrs. Tom White

BACKGROUND

At its meeting of March 19, 2002 the City Council approved Conditional Use Permit and Variance Application No. 0476 to permit construction of a new single-family residence exceeding a height of 25 feet, a detached pool house and a detached museum exceeding a height of 15 feet. Condition No. 3 of Resolution No. 2002-2587 approving the Conditional Use Permit and Variance stated "The maximum roof heights shall be limited to those heights specified on the approved plan and shall be certified."

The approved site plan specified the following elevations:

<u>TOP OF ROOF</u>	<u>PAD</u>
Residence 524.5	494.0 & 499.0 (split level)
Pool House 509.5	494.0
Museum 548.5	521.0

Prior to the start of grading the site was occupied with an existing structure with an average pad elevation of 504.0 feet.

FINDINGS

On October 18, 2002 a grading permit was issued. The grading plan as originally designed indicated a balanced cut and fill operation with no import or export of soil material. As the grading operation was nearing completion it was discovered that grading to the approved elevations would result in approximately 6,000 cubic yards of excess soil material that would need to be exported from the site.

The applicant is requesting an increase of two (2) feet in the approved roof elevations for the residence and pool house. The roof elevation of the museum will remain the same. The proposed increase in roof elevations will allow corresponding increases in the building pad elevations and disposition of the excess soil without export from the site. The actual building heights from pad to roof are not being revised.

The new elevations as shown on the revised site plan are as follows:

<u>TOP OF ROOF</u>	<u>PAD</u>
Residence 526.5	496.0 & 501.0 (split level)
Pool House 511.5	496.0
Museum 548.5	521.0

The applicant has submitted information indicating that even after the increase of two (2) feet, the roof of the new house is from 12.0 to 22.0 feet lower than the finish floor of the existing area homes within the line of site. The pad of the main residence remains three (3) feet below the pad of the prior main residence, now demolished.

It should also be noted that the export of 6,000 cubic yards of soil from the site would be a major trucking operation with safety and noise concerns as well as having a significant negative impact on the life of the City streets along the haul route. If the applicant were required to export from the site, additional mitigation measures and costs would need to be assessed.

RECOMMENDATION

Approve the increase in roof elevation of the residence and pool house as shown on the revised site plan dated February 4, 2003 subject to the original conditions and the following additional conditions:

1. Applicant to submit a revised Precise Grading Plan to the City Engineer for review and approval.
2. Pay all applicable additional plan check and grading permit fees.