

PUBLIC HEARINGS

CITY COUNCIL
May 28, 2002

To: Mayor and City Councilmember
From: George J. Rodericks, City Manager
Originated by: Kathy Adrian, City Clerk

SUBJECT: Consideration of Conditional Use Permit No. 0481 for Three Accessory Structures on the Property – Location: 18472 Jocotal Avenue; Applicant: John and Rosie Michel.

BACKGROUND

The applicants are requesting a conditional use permit to construct three accessory structures on their property at 18472 Jocotal Avenue.

AUTHORITY

Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning regulations and with respect to their effects on surrounding properties. In order to achieve these purposes, the City Council is empowered to grant and to deny applications for use permits for such conditional uses in such zones as are prescribed in the zone regulations and to impose reasonable conditions upon the granting of conditional use permits.

The Villa Park Municipal Code requires a Conditional Use Permit for any accessory building or structure that is usual and customary or incidental to a principal use permitted in residential zones.

The public hearing process allows for a review of the exterior elevations of a proposed addition in order to assess its impact on adjacent properties.

FINDINGS

The subject property is located at 18472 Jocotal Avenue and is in the 100-E4-20,000 Small Estate zoning district. The lot area is 20,000 square feet. Surrounding uses are residential.

The property is presently improved with a 2,487 s.f. single-family residence and a 725 s.f. garage.

The proposed clubhouse would contain 301 s.f. and the barbeque area and changing room would each contain 87 s.f. The total additional square footage of the three structures would be 475 s.f. and would comply with the lot coverage, gross floor area and building setback requirements. The applicant is also expanding the kitchen area of the main residence. This expansion is not subject to CUP review and is not a part of this approval.

Staff has visited the site for purposes of viewing the property as it relates to this request.

CEQA Compliance: This project is exempt from requirements of CEQA by Sections 15303 Class 3: New Construction of Small Structures.

FISCAL IMPACT

None.

RECOMMENDATION

That the City Council adopt Resolution No. 2002-2605 approving Conditional Use Permit #0481, With Conditions; 18472 Jocotal Avenue – Applicants: John and Rosie Michel..

CONDITIONS OF APPROVAL

1. The structures shall be in accordance with the approved plans on file with the City Clerk.
2. No temporary toilet facilities are permitted in front setback areas.
3. The clubhouse shall not be converted to a second dwelling unit without the prior approval of the City Council.
4. The conditional use permit shall lapse and become void one year following the date of approval unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site.
5. The conditional use permit may be renewed for an additional period of one year, provided that prior to the expiration of one year from the date when it or the renewal of same became effective, an application for renewal is filed.