

PUBLIC HEARINGS

**CITY COUNCIL
June 25, 2002**

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

SUBJECT: Consideration of Conditional Use Permit No. 0486 for a Three-Car Garage Addition Creating Five Garage Spaces on the Property – Location: 18231 Abbott Lane; Applicant: Steve and Lani Russo.

BACKGROUND

The applicants are requesting permission to construct a three-car garage addition attached to the main dwelling unit that will create a total of five garage spaces on the property.

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.

City of Villa Park Ordinance No. 2000-473 requires that a Conditional Use Permit be obtained for any newly constructed garages that would bring the total number of garage stalls to four (4) or more or where garage doors are 8 feet or more in height.

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 contains 19,440 square feet. It is a substandard lot located in the 100-E4-20,000 Small Estate zoning district. Surrounding uses are residential.

The property is presently improved with a 3,702 s.f. two-story, single-family residence and a 730 s.f. garage.

The proposed garage would contain 730 square feet and would comply with the lot coverage, gross floor area and building setback and height requirements.

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. 2002-2618 approving Conditional Use Permit #0486, With Conditions; 18231 Abbott Lane – Applicant: Steve and Lani Russo.

CONDITIONS OF APPROVAL

1. The structure 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 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.
4. 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.