

# New Two-car Garage and Workshop

2021 Park Vista Court

August 6, 2020

Conor McKay, City Planner  
Planning and Economic Development



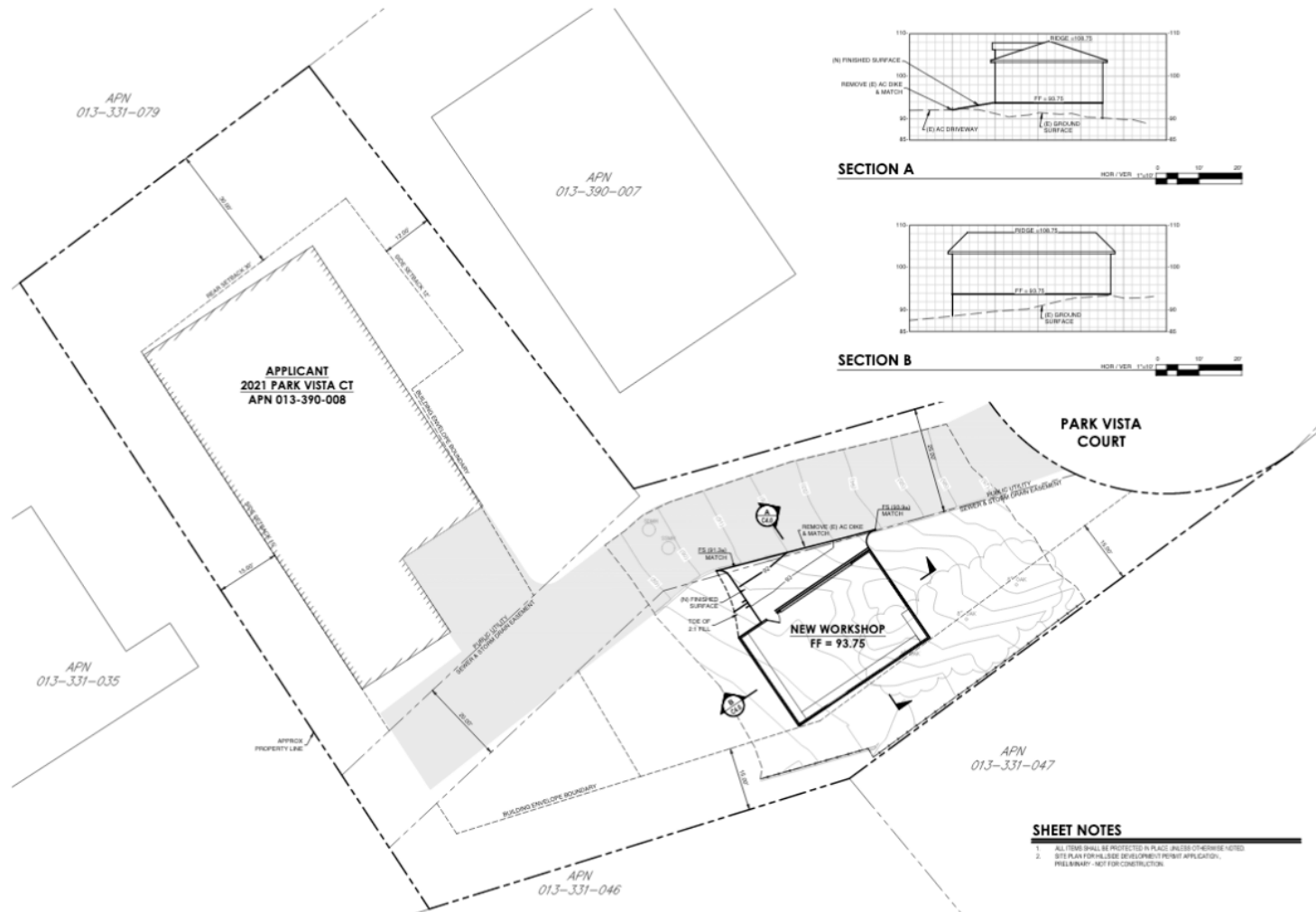
This project consists of the construction of a 925 square foot detached accessory structure (two-car garage and workshop) located at 2021 Park Vista Court.

A minor Conditional Use permit is required because the proposed structure is located closer to the street than the primary structure. A minor Hillside Development Permit is required because the slope is greater than 10%.

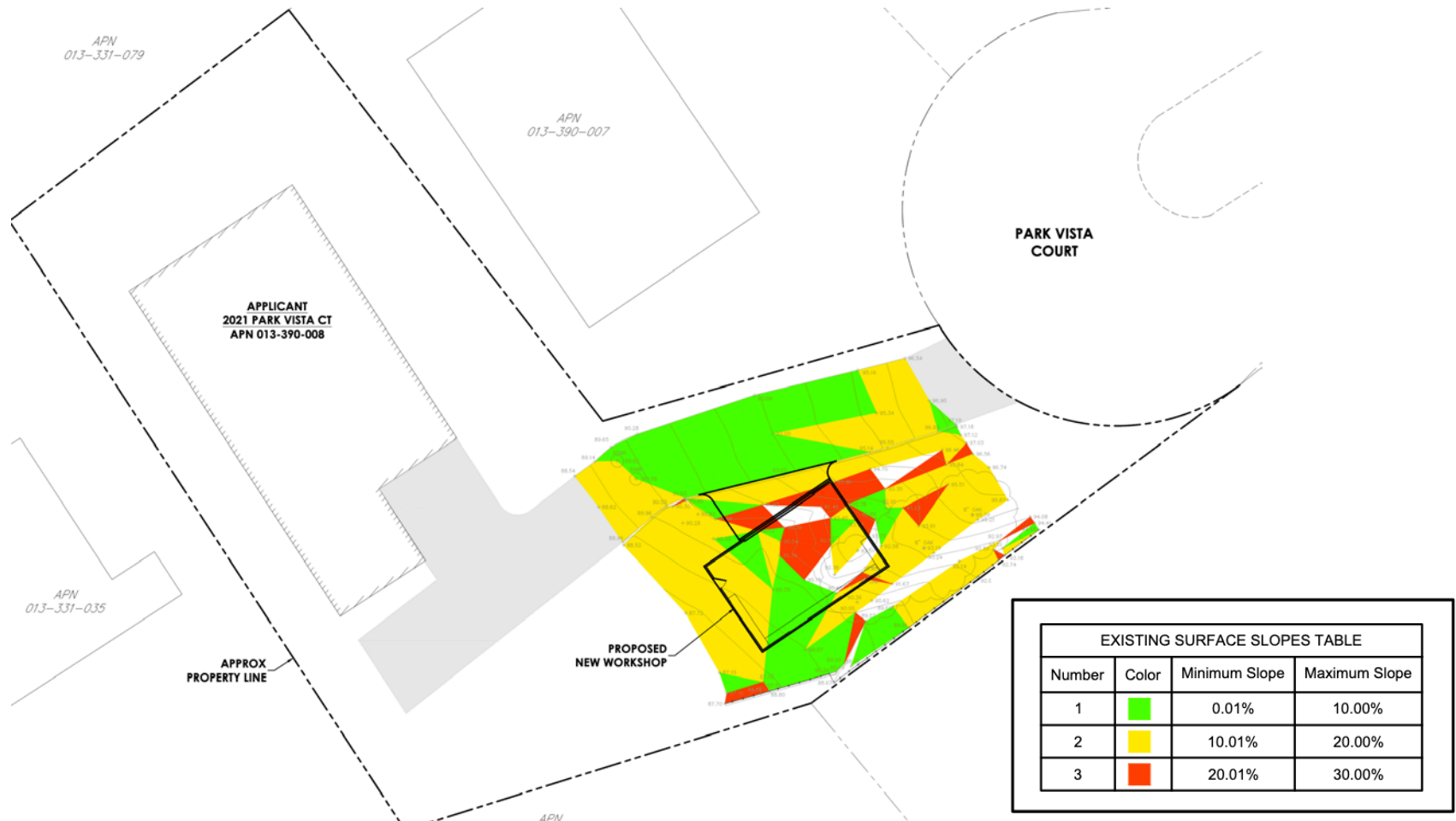
## 2021 Park Vista Court



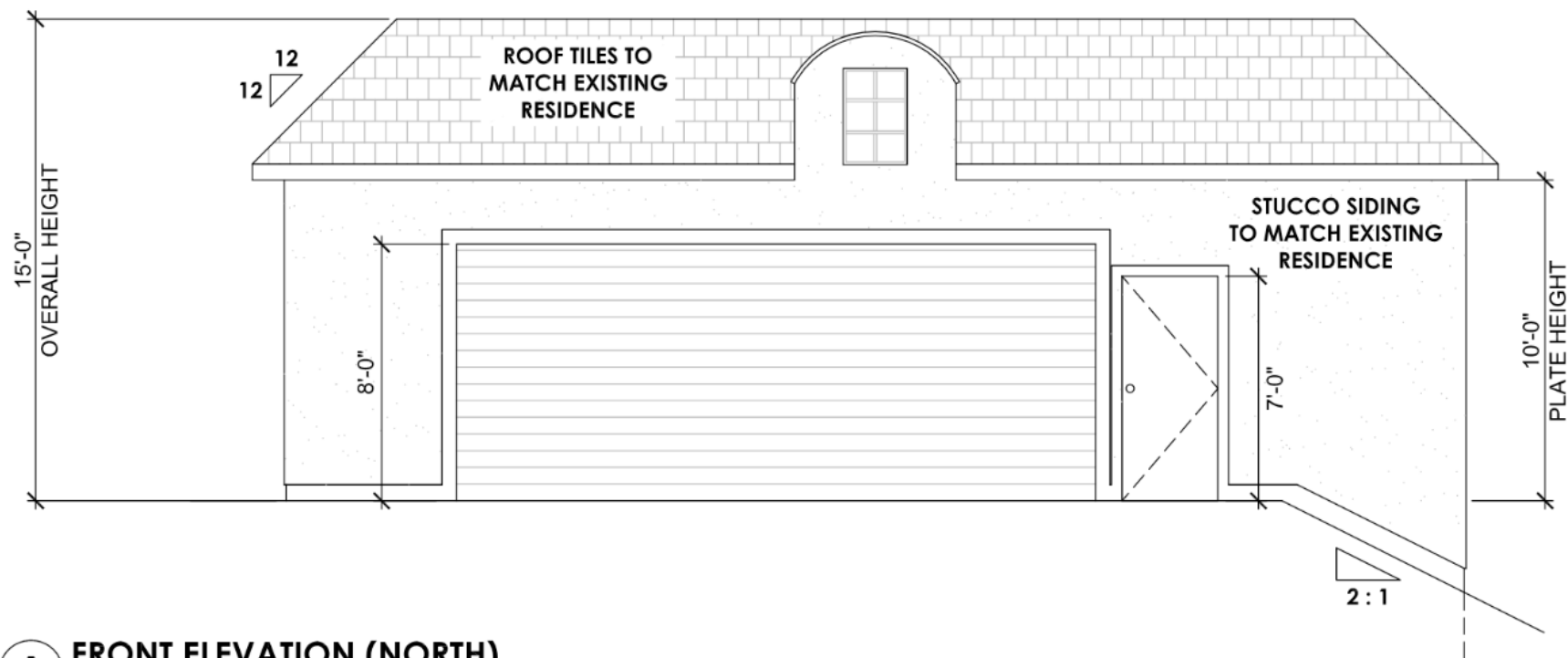
# 2021 Park Vista Court



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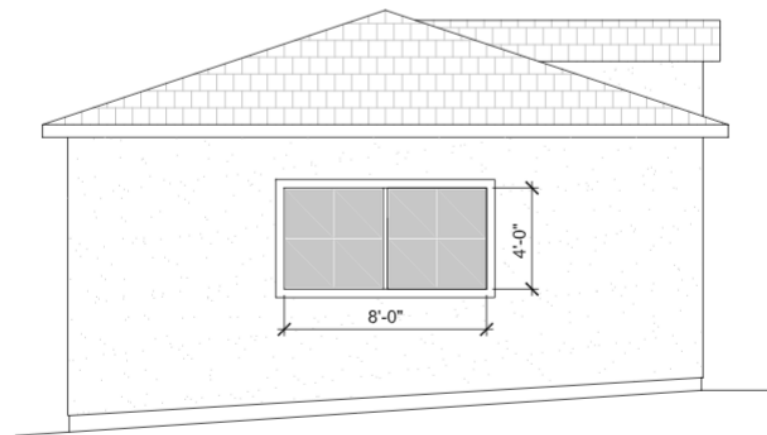
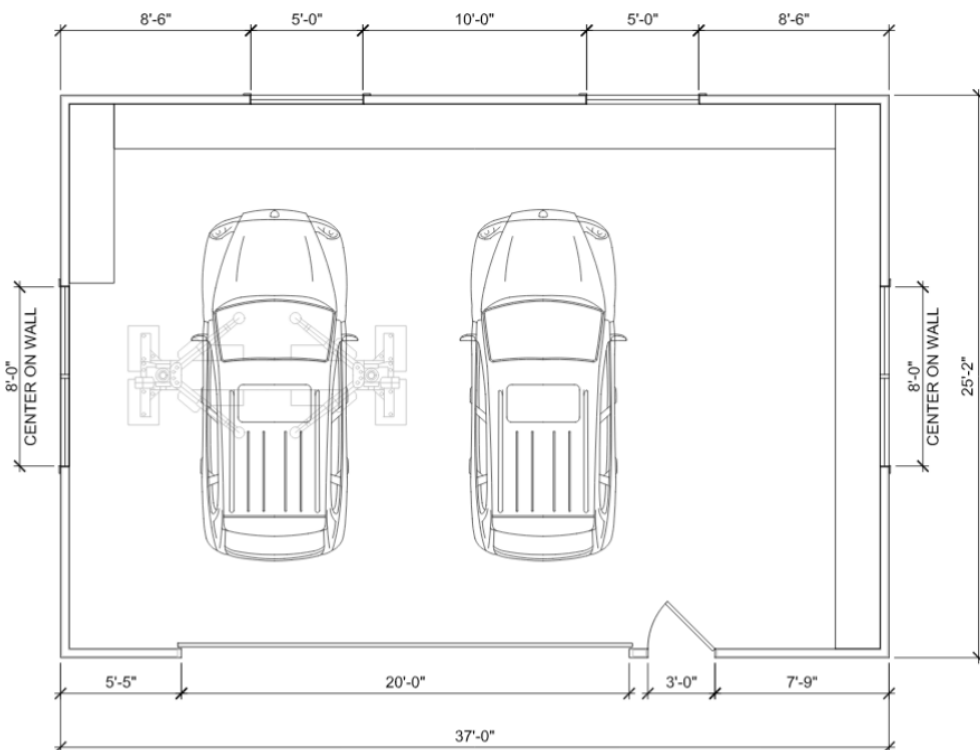
# 2021 Park Vista Court



**A FRONT ELEVATION (NORTH)**

SCALE: 1/4"=1'-0"

# 2021 Park Vista Court

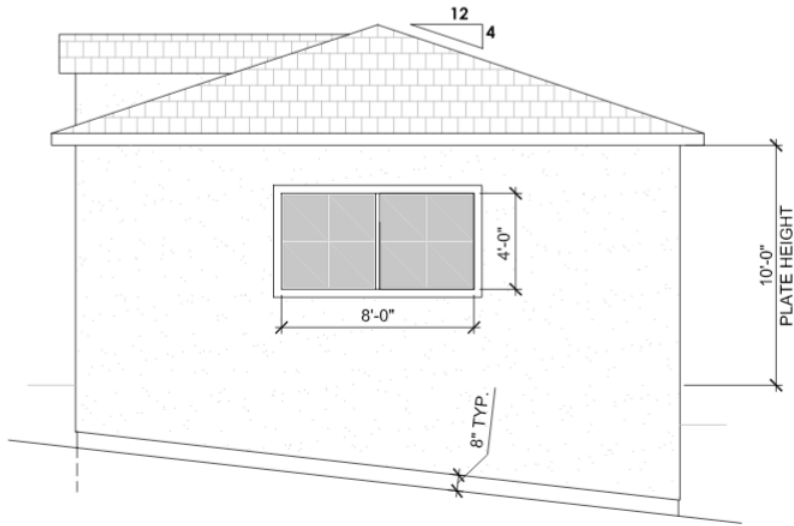


**D SIDE ELEVATION (EAST)**

SCALE: 1/4"=1'-0"

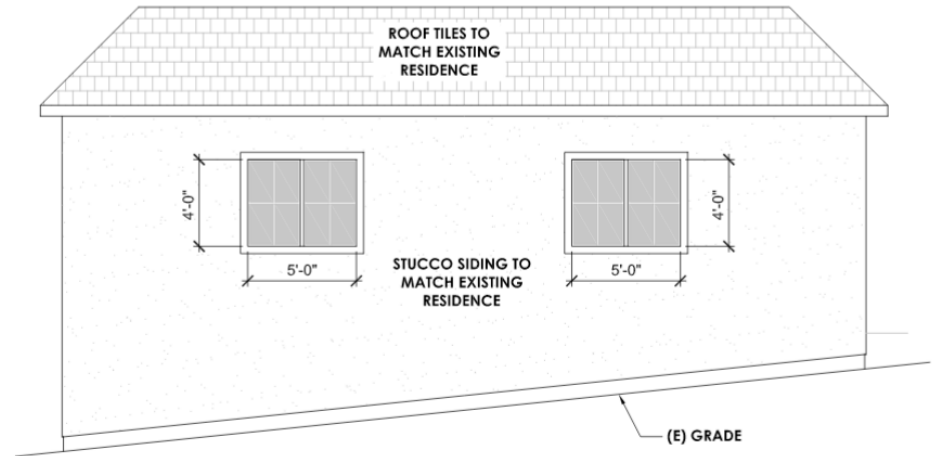


# 2021 Park Vista Court



**B** SIDE ELEVATION (WEST)

SCALE: 1/4"=1'-0"



**C** REAR ELEVATION (SOUTH)

SCALE: 1/4"=1'-0"



## Select Findings – Conditional Use Permit

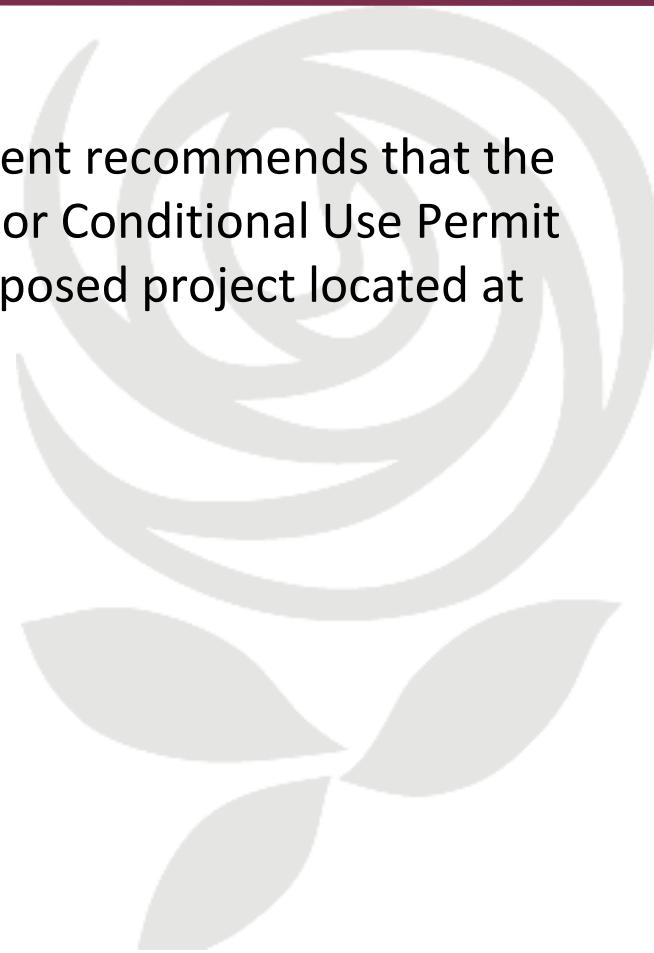
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

# Select Findings – Hillside Development Permit

- Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features; and
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more; and
- Project grading respects natural features and visually blends with adjacent properties; and
- The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare.

## Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a minor Conditional Use Permit and minor Hillside Development Permit for the proposed project located at 2021 Park Vista Court.



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