

**Project 23-26: M. Giardina, 1837 Cumberland, 'B' Two-Family,** requests reduction of required enclosed private parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

*Approved, 5-0, the reduction of required enclosed private parking spaces to permit a one-car garage to be replaced with a newly constructed one-car garage with the following additional conditions:*

1. Architectural Board of Review approval of the addition;
2. Receipt of required building permits; and
3. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

**Project 23-23 F. Reilly, 3085 Fairmount, 'A' and "AA" Single Family,** requests lot resubdivision for PPNs 686-28-010 & 686-28-031 per Code Chapters 1111 & 1121.

*Approved, 5-0, the lot resubdivision to split the northeastern 23,788 square foot Parcel B, PPN 686-28-031, from the primary 27,708 square foot Parcel A, PPN 686-28-010, as shown on the site plan with the following condition:*

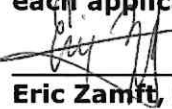
1. *The site plan be signed by the Director of Law and Director of Planning & Development prior to submittal to the County Recorder.*

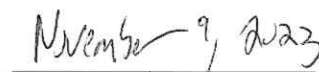
**Proj. No. 23-25 J. Hutton, 12433 Cedar, "C-3" General Commercial,** requests conditional use permit to allow operation of an event/party center in addition to existing retail store per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166.

*Approved, 5-0, the operation of an event/party center in addition to existing retail store as described in application materials with the following conditions:*

1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The applicants shall work with staff to resolve any complaints from neighbors;
3. The applicant shall adhere to all regulations and permitting requirements for the sale of and on-site consumption of alcoholic beverages;
4. The outdoor smoking area will be regularly monitored to assure that the area is maintained with no litter and that it does not become a nuisance for neighboring properties;
5. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.

**I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on November 8, 2023. I further certify that this Action Summary was mailed to each applicant on November 9, 2023.**

  
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**Eric Zamft, Secretary for Planning Commission**

  
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**11/9/2023**