



STAFF REPORT

DATE: AUGUST 3, 2026
TO: PLANNING COMMISSION
FROM: CAMERON HALL, ASSISTANT PLANNER
SUBJECT: PLANNING APPLICATION 260149
APPLICANT: COSTA GUREVITCH
LOCATION: 6 ENCANTO DRIVE

OVERVIEW

The following item is a request for a Neighborhood Compatibility Determination (NC-260199) for a 626 square foot (SF) pool and spa located within the front yard, and Variances for the construction of a structure within the front yard setback (V-260200), to exceed the allowable lot coverage for the entire lot (V-260201), and to exceed the allowable front yard lot coverage (V-260202).

The proposed project was scheduled for a public hearing at the August 3, 2026 Planning Commission meeting. However, following a site visit, an additional Variance was identified that requires inclusion in the public hearing notice. The revised public hearing notice will be published in the newspaper and mailed to property owners within 500' of the property.

RECOMMENDATION

Staff recommends that the Planning Commission continue Planning Application 260149 to the next available Planning Commission meeting.