

PLANNING COMMISSION MINUTES OF JUNE 9, 2008

2008-0324: Application for a Design Review to allow a second-story addition resulting in approximately 50% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review. The property is located at **870 Maranta Ave.** (near Kenbridge Ct.) in an R-0 (Low Density Residential) Zoning District (APN: 198-31-021) NC

Noren Caliva, Assistant Planner, presented the staff report. She said staff recommends approval subject to the conditions contained in Attachment B of the Staff Report.

Vice Chair Rowe referred to Attachment C of the Staff report located on page 5. She stated that she thought that the materials at the staircase at the entrance presented a massive appearance and wondered if this led to the overall appearance of the house as being massive.

Trudi Ryan, Planning Officer pointed out to Vice Chairman Rowe that the Attachment she was referring to was actually the current depiction of the house, and that the proposed plans were on page 4 instead. She said that what they are proposing in front of the stairway is a mixture of materials that will soften the appearance.

Vice Chair Rowe asked if this is where they were going to podge a material over the brickwork or stonework. Ms. Caliva said that was correct.

Chair Sulser opened the public hearing.

Lane Albanese, the applicant, said that as their two children have grown, his wife and him have realized that their house is not quite the size they thought it was. As a result, they are proposing a relatively modest 550 square foot addition to their house. He said that two story homes are quite prevalent in their neighborhood and that the proposed addition would fit in with neighboring homes. In closing, he hoped that the Commission would approve the project.

Comm, Hungerford asked if he had any concerns about the conditions of approval, and in particular keeping the exterior of the building in wood instead of changing it to stucco. Mr. Albanese stated that they were okay with that.

Chair Sulser closed the public hearing.

Vice Chair Rowe moved to approve the Design Review with the attached conditions. Comm. Hungerford seconded the motion.

ACTION: Vice Chair Rowe made a motion on 2008-0324 to approve the Design Review with attached conditions. Motion carried unanimously, 7-0

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than June 25, 2008.