

PLANNING COMMISSION MINUTES OF APRIL 27, 2009

2009-0126 - Application for a Design Review to allow an approximately 1,200 square foot second story addition to a single story home resulting in a Floor Area Ratio (FAR) of approximately 55% where 45% FAR may be allowed without Planning Commission review. The property is located at **1125 London Avenue** (at Vireo Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 313-42-024) NC

Gerri Caruso, Principal Planner, presented the staff report. She said staff recommends approval of the Design Review with the conditions in Attachment B. She said that the conditions include a reduction in the size of the second floor. The applicant is not in agreement with this reduction and is requesting approval of the project as proposed.

Vice Chair Chang opened the public hearing.

Milind Khandekar, applicant, said his wife **Maneesha Khandekar** worked hard to design the proposed home; that they think it will look beautiful in neighborhood, and approval of the project would help them meet the dreams for their family. Mr. Khandekar described the existing home and explained the need for the larger house. He said they have designed the addition to be environmentally friendly, and feel they need to be responsible regarding the environment, the City and their family. He said most of the houses in the neighborhood have been modified and they think the proposed house will not add mass to the neighborhood. He referred to the Findings in Attachment A and said that they have met or exceeded staff's expectations in the Basic Design Principles with the exception of the scale and bulk. Mr. Khandekar thanked staff and the Commission for their consideration.

Comm. Sulser commended the applicant on the green building focus and designs incorporated into the project.

Vice Chair Chang closed the public hearing.

Comm. Sulser moved for Alternative 1 to approve the Design Review with the conditions in Attachment B. Comm. Klein seconded the motion.

Comm. Sulser said that the proposed home is attractive; however the table in Attachment E indicating the FAR for the entire neighborhood shows that the proposed plans would result in greater FAR than anything else in the neighborhood. He said the motion would result in reducing the FAR to 50% which still allows for a very nice home that would be more compatible with the neighborhood, and is more consistent with past Commission decisions.

Comm. Klein said he agrees with Comm. Sulser and that the proposed FAR is high. He said reducing the second story will help the home fit better in the neighborhood. He commended the applicant for the green building features and said with some changes this will be a better project.

Comm. McKenna asked staff if the applicant could attain the 50% FAR other than what is proposed by staff. Ms. Caruso said staff thinks the additional setbacks and some reductions of the bulk need to come from the second story. Comm. McKenna said she would be supporting the motion. She said she applauds the applicant for the environmental and social benefits proposed and hopes the applicant will still be able to accomplish these benefits.

ACTION: Comm. Sulser made a motion on 2009-0126 to approve the Design Review with the conditions in Attachment B. Comm. Klein seconded. Motion carried 6-0, with Chair Rowe absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than May 12, 2009.