

PLANNING COMMISSION MINUTES OF JANUARY 25, 2010

2009-0762: Design Review to allow an approximate 358 square foot single story addition to the rear of the house for a total of 2,879 square feet and a 52% Floor Area Ratio for a site located at **1564 Grackle Way** (APN: 309-33-008) SM

Andrew Miner, Principal Planner, presented the staff report. He said staff recommends approval of the Design Review subject to the conditions of approval.

Comm. Klein asked about the rear setback regulations with staff explaining that the proposed setback encroachment is allowed by code.

Chair Chang discussed with staff the proposed distance of the addition to the side fences with staff explaining only the first floor right side setback is changed from 8 feet to 6 feet which is permitted by the code.

Chair Chang opened the public hearing.

Chun Pong Ng, applicant and homeowner, explained their reasons for desiring to add on to the home. He explained that he has a background in residential architecture and it is their hope this redesign will allow them to age in place gracefully in the home. He said he hopes they can start work this summer and move into the home this fall.

Chair Chang closed the public hearing.

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

Comm. McKenna said this proposal meets all the guidelines and conditions and there is no reason not to approve the project.

Comm. Klein said he would be supporting the motion. He said there is no visual impact and adding to the rear yard is optimal. He said the proposal is within the code and he looks forward to seeing the project move forward.

ACTION: Comm. McKenna made a motion on 2009-0762 to approve the Design Review with the conditions in Attachment B. Comm. Klein seconded. Motion carried, 7-0.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than February 9, 2010.