

PLANNING COMMISSION MINUTES OF MAY 10, 2010

2010-7178: Special Development Permit to construct a 391 square foot addition to the rear of an existing single-family home within a planned development resulting in 52.4% Floor Area Ratio (FAR) for a site located at **851 Stella Court**. (APN: 201-34-068) RK

Gerri Caruso, Principal Planner, presented the staff report. She said that a corrected page 5 has been provided on the dais. She said staff recommends approval of the Design Review subject to the attached conditions which require the addition be reduced to keep the FAR in the 50% range.

Comm. Rowe asked staff what the correction was on page 5 with staff responding that the first table on the page, under the comment section was an incomplete sentence and should have read, "Although the scale of the addition is relatively small, the resulting size of the home would create the largest home in the development". Comm. Rowe clarified with staff that the addition would still meet the allowed setbacks.

Chair Chang opened the public hearing.

Helen Borja spoke on behalf of the applicant. She said one of the reasons the applicant is asking for the additional 2.4% FAR is because they are aging and are using the first floor more, not climbing the stairs as much. She said they are planning for their future.

Chair Chang discussed with Ms. Borja the number of bedrooms currently in the home.

Comm. Rowe discussed with Ms. Borja and staff the den with staff saying, as proposed, that the den would be 23 feet by 15 feet.

Chair Chang asked if either applicants use a wheel chair, with Ms. Borja saying no.

Chair Chang closed the public hearing.

Comm. Hungerford moved for **Alternative 1, to approve the Design Review with the attached conditions. Comm. Sulser** seconded the motion.

Comm. Hungerford said that he thinks the staff recommendation is sound, being consistent with the Planned Development (PD), that the maximum FAR is 50% and going above this would make this the largest home in the area. He said

he can see a partial addition up to 50% FAR, however anything over that would be setting a bad precedence.

Comm. Sulser said he would be supporting motion. He said he is concerned about granting more than 50% FAR in this area and he would like to stick with the allowed FAR.

Comm. Rowe said that she thinks this is a good compromise between the homeowners and the staff based on the area zoning.

Comm. McKenna that she thinks with the PD zoning designation that allowing over 50% FAR would really set a bad precedence.

ACTION: Comm. Hungerford made a motion on 2010-7178 to approve the Design Review with the conditions in Attachment B. Comm. Sulser seconded. Motion carried 6-0, with Comm. Klein absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than May 25, 2010.