

PLANNING COMMISSION MINUTES OF SEPTEMBER 13, 2010

2010-7379: Design Review to allow first and second floor additions to an existing single family home resulting in a floor area ratio of 51% (approximately 3,048 square feet of floor area) for a site located at **972 Bluebonnet Drive** in an R-0 zoning district. (APN 213-04-025) SM

Trudi Ryan, Planning Officer, presented the staff report. She said staff recommends approval of the Design Review subject to the conditions in Attachment B.

Comm. Hungerford confirmed with staff that Attachment C, A-6 is an updated version of Attachment D, A-6, with staff clarifying the changes.

Comm. Chang discussed with staff the floor area ratio (FAR) and that the changes required in the conditions probably do not affect the FAR more than 1/2 a percent.

Chair Travis opened the public hearing.

Andrea Constanzo, designer for the applicant, said they are trying to incorporate Mediterranean style elements. Ms. Constanzo provided pictures on the dais to show screening for privacy in the back portion of the house.

Vice Chair Hendricks confirmed with the applicant that this project would result in two master suites with Ms. Constanzo saying that the two suites would accommodate the two families living in the home.

Comm. Dohadwala discussed the proposed plans with Ms. Constanzo expressing concern about several of the elevations and the increase in FAR. Ms. Constanzo said that there are many homes in the neighborhood with higher FAR. Ms. Constanzo provided explanation about the areas of concern with the elevations. Comm. Dohadwala said she would like to see the square footage reduced. Ms. Ryan clarified that an FAR exceeding 45% must be reviewed by the Planning Commission, however this is not considered a Variance and the applicant is not asking for an exception. Ms. Ryan said the 45% threshold review by Planning Commission brings the discussion to a higher community level forum and allows public comment. Ms. Ryan said that staff does not feel that this addition creates an imposing structure, however the Commission would decide whether this project is appropriate for the neighborhood.

Chair Travis closed the public hearing.

Comm. Sulser moved for **Alternative 1** to approve the **Design Review** with the conditions in **Attachment B**. **Vice Chair Hendricks** seconded the motion.

Comm. Sulser said he thinks the elevations proposed are very similar to the home to the right of this project and he can make the findings.

Vice Chair Hendricks said he concurs with **Comm. Sulser** and he can make the findings with respect to the scale and bulk of the home and the immediate neighbors and he hopes the home turns out wonderful.

Comm. Chang said he would be supporting the motion as there are no problems with solar shading, bulk, or privacy. He said we live in times where multiple families may need to live together.

Comm. Dohadwala said she would not be supporting the motion as she thinks the home could be made a little smaller.

ACTION: Comm. Sulser made a motion on 2010-7379 to approve the Design Review with the conditions in Attachment B. Vice Chair Hendricks seconded. Motion carried 6-1, with Comm. Dohadwala dissenting.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than September 28, 2010.