

PLANNING COMMISSION MINUTES OF JULY 11, 2011

2011-7290 - Design Review for a new two-story home on a vacant lot at **718 Hibernia Ct.** resulting in 3,004 square feet and 50% Floor Area Ratio (FAR), where 45% FAR may be allowed without Planning Commission review. SM (*Continued from June 27, 2011.*)

Shaunn Mendrin, Senior Planner, presented the staff report.

Vice Chair Hendricks opened the public hearing.

Rudy Parra, designer representing the applicant, discussed the ceiling heights, the plate height for the second floor, wainscoting, and the size of the windows for the second floor as related to the conditions of approval.

Comm. Sulser discussed with the applicant the site plan and the design of the driveway.

Comm. Chang discussed with the applicant the plate height of the second floor confirming that, as proposed, the building height would be 27 feet.

Vice Chair Hendricks asked staff about the curved driveway and whether four cars would be able to park. **Trudi Ryan**, Planning Officer, indicated that the curved driveway design is not an issue. Vice Chair Hendricks discussed with Mr. Parra that no solar analysis was done to the east as the lot is vacant.

Comm. Dohadwala discussed with Mr. Parra the proposed 9 foot second floor ceiling height and that the ceilings are flat. Comm. Dohadwala discussed with staff the proposed 27 foot building height. Mr. Parra provided pictures from the neighborhood to show that this proposal is similar to nearby homes. Mr. Mendrin discussed that this neighborhood is contemporary and that the 9 foot plate height could fit in. Comm. Dohadwala discussed the plate height with Mr. Parra and what the 9 foot ceiling height would achieve.

Mr. Parra said he would like to maintain the size of the second story windows as proposed as they are 20 to 25 feet from the property line. He said he talked to the immediate neighbor and that the bedroom windows of the homes are not opposite each other. He said he would like to keep the 9 foot ceiling height as proposed.

Vice Chair Hendricks closed the public hearing.

Comm. Larsson confirmed with staff that the condition requiring the second-story windows be changed to high sill windows applies to all windows on the right and left side of the second floor.

Comm. Sulser moved for **Alternative 2**, to approve the **Design Review with modified conditions: to strike condition PS-1.a allowing the plate height for the second floor to remain at 9 feet.** **Comm. Dohadwala** seconded the motion and offered a **Friendly Amendment** requiring the applicant to obtain a letter of no objection to the lower sill windows from the immediate neighbor. **Ms. Ryan** referred to Attachment C, page 7, and said, after further consideration, **staff would accept the windows as designed on the left side** and that the Commission can require a letter from the neighbor regarding the windows on the right side. **The Friendly Amendment was acceptable to the maker.**

Comm. Sulser said this building is only 50% FAR and is consistent with the neighborhood. He said, in the past, the Commission has required the second-story plate height be dropped from 9 to 8 feet; however he does not feel it is necessary in this neighborhood.

Comm. Dohadwala said the bulk would be similar to neighboring houses, that she is okay with the higher plate height, and if the neighbors do not have an issue with the windows that, with the setback of the windows, she is satisfied.

Vice Chair Hendricks said he would be supporting the motion as he can make findings and he does not think the house has more bulk than other houses in the neighborhood.

ACTION: Comm. Sulser made a motion on 2011-7290 to approve the Design Review with modified conditions: to strike condition PS-1.a allowing the plate height for the second floor to remain at 9 feet; and to modify condition PS-1.c striking the requirement for high sill windows on the left side and for the applicant to obtain a letter from the immediate neighbor on the right side indicating that there is no objection to the lower sill windows, allowing the second story windows as proposed. Comm. Dohadwala seconded. Motion carried 6-0, with Chair Travis absent.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 26, 2011.