

MEMORANDUM



AGENDA ITEM: 7.1

DATE: February 12, 2013
TO: Planning Commission
FROM: Greg Desmond, Interim Planning Director
RE: Design Review Exemptions

Note: This item is recommended for approval on the Consent Calendar.

The following application has been reviewed by the Planning Department for compliance with Design Review regulations. A building permit will not be issued until the actions are confirmed by the Planning Commission. The Planning Director is recommending that this project be found exempt from Design Review pursuant to Sec. 17.164.060 which states that whenever the city planner finds that a proposal raises no substantial design problem the planner shall place such an exemption recommendation on the planning commission's consent agenda.

- 1. Site Address:** 1724 Stockton
Applicant/Owner: Don Gleason
APN: 009-171-012

Project Description: *The applicant has submitted plans to remodel and expand an existing 1,265 sq ft single story residence and attached garage. The proposed addition will add 29 sq ft of storage and an additional 450 sq ft to the existing master bedroom and bath. The total sq ft after completion will be 1,750 including the attached garage. The proposed additions meet all required development standards. The exterior modifications are at the rear of the residence. Staff finds that the proposed addition will improve the functional living space of this structure.*

Note: *Pursuant to the 02/15/13 commission meeting, the applicant has submitted revised plans that meet all of the required development standards – including the 20' rear setback.*