

SFDB MINUTES WITH ELEVATIONS



 Lot 2 – January 13, 2014 (First Concept Review)
3626 SAN REMO DR**E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011

Application Number: MST2013-00505

Owner: Nancy J. Madsen

Designer: Kate Svensson

(Lot 2: Conceptual review for construction of a two-story, 3,320 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 14,094 square foot parcel (lot 2). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) the proposed total of 3,820 square feet is 90% of the required floor-to-lot area ratio (FAR).)

(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) Study reducing the square footage.
- 2) Study adding details to the architecture that create charm and interest.
- 3) Study a reduction and variations of the plate heights.
- 4) Study the front door and surrounding entry area on west elevation.
- 5) Study articulation of the façade to breaking up the straight line (and mass) of the façade.
- 6) Study a variation of colors.

Action: Pierce/Bernstein, 5/1/0. Motion carried. (Sweeney opposed, James absent).

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Lot 2 – March 24, 2014 (Second Concept Review)

3626 SAN REMO DR

E-3/SD-2 Zone

Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00505
Owner: Nancy J. Madsen
Designer: Kate Svensson

(Lot 2: Proposal for construction of a two-story, 2,792 square foot, single-family residence and an attached 499 square foot two-car garage located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,292 square feet is 78% of the required floor-to-lot area ratio (FAR).)

(Second concept review. Comments only; project requires Planning Commission review. The project was last reviewed on January 13, 2014.)

Actual time: 7:02 p.m.

Present: Kate Svensson, Designer; Robert Adams, Architect; Vince Amore, Builder; and Dan Gullett, Planner.

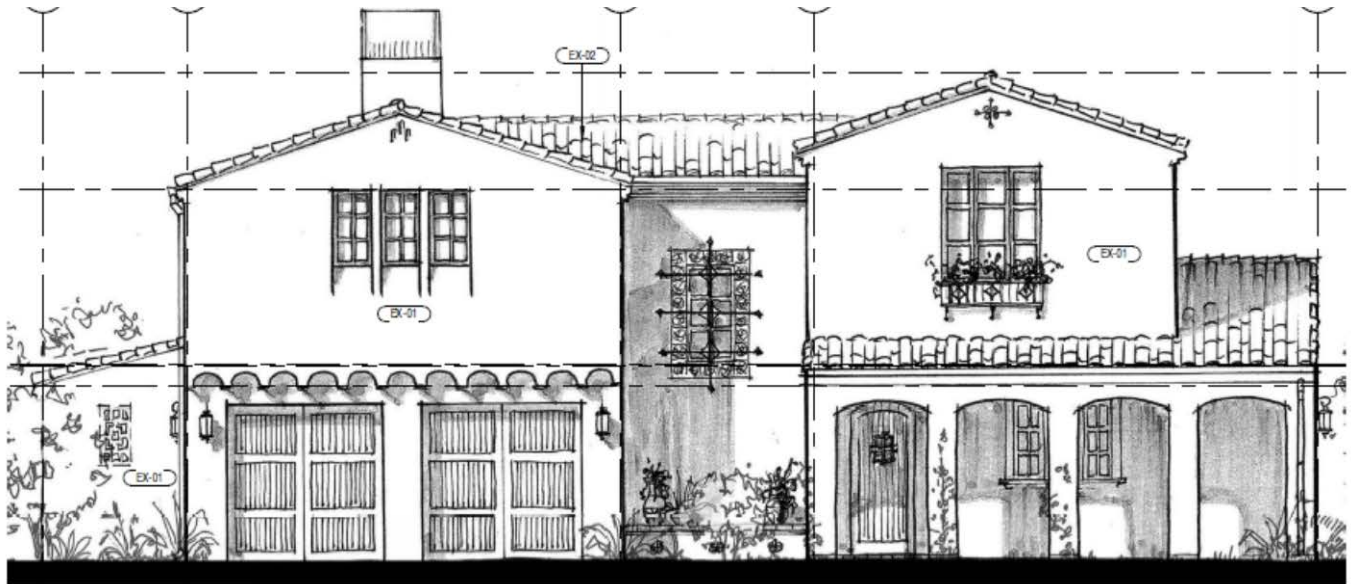
Public comment was presented on Item No. 4.

Motion: Continued indefinitely to Planning Commission with comments:

- 1) Reduce the square footage.
- 2) Study of the second-story.
- 3) Consider reducing the roof height.
- 4) Create an arbor-type entrance to help mitigate the façade.
- 5) Study the sloped walls below the windows.
- 6) Provide story poles.
- 7) Consider Lot 4's design as the design for Lot 2.

Action: Woolery/Zimmerman, 5/0/0. Motion carried. (Miller/Bernstein absent).

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Lot 2 – June 2, 2014 (Third Concept Review)

3626 SAN REMO DR

E-3/SD-2 Zone

Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00505
Owner: Nancy J. Madsen
Designer: Kate Svensson

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Third concept review. Comments only; project requires Planning Commission review. Project was last reviewed on March 24, 2014.)

Actual time: 6:19 p.m.

Board member Pierce has stepped down since her relation to a neighbor of the project conflicts with her status

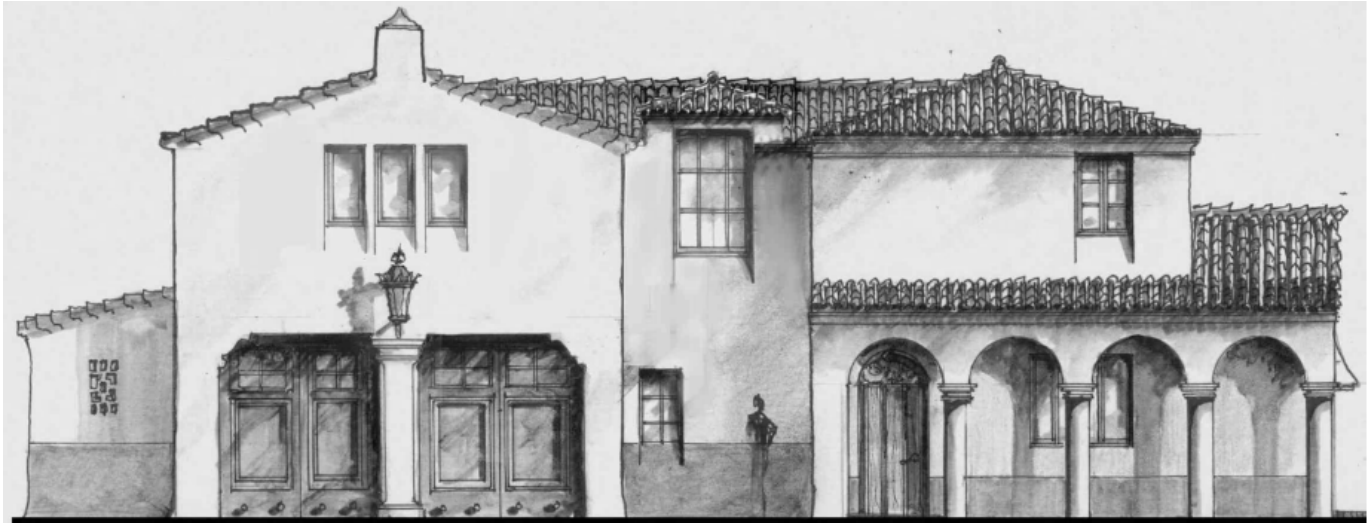
Present: Robert Adams, Landscape Architect; Kate Svensson, Designer; Vince Amore, Project Manager; Jarrett Gorin, Land Use Planner; and Daniel Gullett, Case Planner.

- Jarrett Gorin requested his comments be put on record regarding the inappropriate and unusual manner of one board member's view on how another board may have observed a project, the unnecessary anger asserted over a land-use project, and the misguided comments about the inaccuracy of the story pole set-ups.

Public comment opened at 6:26 p.m. As no one wished to speak, public comment was closed.

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- Motion:** Continued indefinitely to Planning Commission to return to Full Board with comments:
- 1) The Board appreciates the changes in architecture.
 - 2) Reduce plate height and square footage.
 - 3) Study locations for guest parking.
- Action:** Woolery/James, 6/0/0. Motion carried. (Pierce stepped down).



Lot 2 – July 14, 2014 (Fourth Concept Review)

3626 SAN REMO DR

E-3/SD-2 Zone

Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00505
Owner: Nancy J. Madsen
Designer: Henry Lenny

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Fourth concept review of exterior architectural details only. Comments only; project requires Planning Commission review. Project was last reviewed on June 2, 2014.)

Actual time: 5:34 p.m.

Board member Pierce stepped down.

Present: Henry Lenny, Designer; and Daniel Gullett, Associate Planner.

Public comment opened at 5:41 p.m.

- 1) Molly Steen, a neighbor at 3609 Capri Drive, expressed concerns that the project had yet to

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- be scaled down per the Board's direction.
- 2) John Steen, a co-owner at 3609 Capri Drive, reserved his comments until further information was provided.
 - 3) Bob Westwick, a neighbor at 3609 Capri Drive, expressed concerns regarding the lack of change in square footage.
 - 4) Joan Jacobs, a neighbor at 210 Adair Drive, expressed concerns that the project had yet to be scaled down per the Board's direction.
 - 5) Shirley Edwards, a neighbor at 216 Adair Drive, expressed concerns that the project had yet to be scaled down per the Board's direction, the inadequate width of the driveway with no turnaround, and the lack of guest parking.
 - 6) Peter Edwards, a neighbor at 216 Adair Drive, expressed concerns regarding the large size of the project in addition to the lack of accessibility relating to the driveway.

Public comment closed at 5:49 p.m.

Motion: **Continued indefinitely to Full Board with comments:**
 1) Study reducing the square footage and plate heights of both floor levels.
Action: James/Miller, 5/0/0. Motion carried. (Pierce stepped down, Zimmerman absent).

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Lot 2 – September 22, 2014 (Fifth Concept Review)

3626 SAN REMO DR

E-3/SD-2 Zone

Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00505
Owner: Nancy J Madsen
Applicant: Vincent Amore
Architect: Henry Lenny
Designer: Kate Svensson

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 022-14. Project was last reviewed on July 14, 2014.)

Actual time: 4:55 p.m.

Present: Robert Adams, Landscape Architect; Vincent Amore, Project Planner, Henry Lenny, Architect; Jarrert Gorin, Planner; and Daniel Gullet, Project Planner.

Public comment opened at 5:16 p.m.

- 7) Bob Westwick,(submitted letter) 3609 Capri Dr., expressed concerns regarding lack of reduction of square footage.
- 8) Molly Steen, 3609 Capri Dr., expressed concerns regarding a lack of reduction of square footage and lack of neighborhood compatibility.
- 9) John Steen, (submitted letter) co-owner of 3609 Capri Dr., expressed concerns regarding size

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and bulk of this project.

10) Peter Edwards, 216 Adair Dr., expressed concerns regarding availability of guest parking.

Letters of expressed concerns from Robert Westwick and John Steen regarding neighborhood compatibility, size and bulk were acknowledged.

Public comment closed at 5:25 p.m.

Motion: Deny the project based on the applicant's unwillingness to reduce the square footage. The Board approves of the massing and scale, but not the size of the proposal.

Action: Miller/Bernstein, 3/1/1. Motion carried. (Sweeney opposed, Pierce stepped down, Woolery/Zimmerman absent).