

SFDB MINUTES- June 15, 2015**FINAL REVIEW**

6. 1912 MISSION RIDGE RD A-1 Zone
(5:40) Assessor's Parcel Number: 019-083-021
 Application Number: MST2014-00585
 Owner: Craig Morrison
 Applicant: Jeff Shelton

(Proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,120 square foot one-story, single-family residence with an attached 579 square foot garage. The proposal includes one new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. It also includes permitting an "as-built" air conditioning condenser unit, relocation of the pool equipment enclosure, and new pedestrian and driveway gates. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2014-00157.)

(Final Approval is requested. Project was last reviewed on January 26, 2015.)

Actual time: 5:40 p.m.

Present: Jeff Shelton, Architect; and Craig Morrison, Owner.

Public comment opened at 5:55 p.m.

- 1) Rinaldo Brutoco, adjacent neighbor, appreciated the architect's changes to the balcony above the garage. Mr. Brutoco also expressed concerns on behalf of himself and the Bedfords who live south of the project regarding potential drainage impacts and the lack of information on plans to inform a discussion about this. He stated that he echoes the concerns presented by Trevor Martinson, is concerned about the Board's lack of consideration to privacy issues, and noted the short notice on review of the project.
- 2) Trevor Martinson, neighbor in close proximity, raised concerns about the noticing for the review and requested a two week postponement to respond to the concerns in his letter.
- 3) Stephanie Bacon, adjacent neighbor, expressed concerns regarding privacy from windows proposed in the project.

The Board acknowledged a letter of expressed concerns submitted by Trevor Martinson, neighbor in close proximity. Mr. Martinson submitted the letter at the start of the meeting and the Board allowed 20 minutes for review of the concerns.

Public comment closed at 6:02 p.m.

Motion: Final Approval with comments:

- 1) The Board has reviewed the redesign of the eaves and finds it acceptable.
- 2) The new design of the windows on the north elevation, at the master bedroom, meets the Board's guidelines for privacy. The Board acknowledges the architect's efforts to raise the sill of the windows to five feet to ensure the privacy of the neighbors.
- 3) The Board has reevaluated the design of the balcony on the west elevation, and seeing that its design with fixed planters will prevent occupants from stepping out onto it, the Board finds that the design will ensure privacy for the neighborhood.

Action: Woolery/Pierce, 4/1/0. Motion carried. (Bernstein opposed, Miller/James absent).

The ten-day appeal period was announced.