

ABR MINUTES
June 22, 2015

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 806 ALBERTA AVE

R-2 Zone

(6:20) Assessor's Parcel Number: 043-241-012
 Application Number: MST2015-00093

Owner: Mary Martinez
 Architect: Jyl Ratkevich, Architect

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

Actual time: 6:33 p.m.

Present: Jyl Ratkevich, Architect; and Ed Bertling, Project Manager.

Public comment opened at 6:51 p.m.

- 1) Susan Lafond, opposition; concerns regarding privacy, prefers single-story, adjacent shaded vegetation; previous project violation concerns regarding wall, trench work for sewer pipe installation, and landscape concerns regarding the health of the trees on the property.
- 2) Catherine L. Bastug, opposition; concerns regarding privacy with reduction of the hedge height, and second story neighborhood compatibility.
- 3) David Hale, (adjacent neighbor, submitted email) opposition; with privacy concerns, drainage, access and parking, and second story neighborhood compatibility.
- 4) Brian King, (submitted email) opposition; with concerns regarding consistency with the General Plan, height of the addition, second story neighborhood compatibility, and maintaining the neighborhood charm and character.
- 5) James Hurst, opposition; with concerns regarding privacy and the rear windows, of the hedge height, and second story neighborhood compatibility.
- 6) Roberta VanRussen, (adjacent neighbor) opposition; with concerns regarding privacy, rental concerns and impacts, and narrow driveway causing potential problematic ingress and egress.

Letters and emails of concern from Scott Branch, Brian King, and David Hale were acknowledged.

Public comment closed at 7:00 p.m.

Motion:

Continued four weeks to Full Board with comments:

- 1) The Board finds that the size of the second floor addition is small enough to be an acceptable addition to the building.
- 2) The Board had some concern about the second floor windows. Applicant to study either removal of the windows or making them higher or possibly adding skylights to help protect the privacy of adjacent neighbors. Applicant to study replacement of windows with architectural embellishment details.
- 3) Study reducing the size of the second floor.
- 4) Study incorporating additional landscape plant screening or reducing the height of the rear windows to address neighborhood privacy concerns and to soften the appearance of the exterior building façade.
- 5) Study removing the parking aisle and extending the space between the side yard and back yard setbacks to more than the proposed three feet.
- 6) Study a reduction to the second floor massing.
- 7) Study incorporating additional landscaping.

Action:

Hopkins/Cung, 5/0/1. Motion carried. [Gradin opposed (elimination of the second floor shower is outside the Board’s purview--on the date of ratification of these minutes, this part of the motion was removed.), Poole absent].

ABR MINUTES

July 20, 2015

CONCEPT REVIEW - CONTINUED ITEM

6. 806 ALBERTA AVE

R-2 Zone

(6:30) Assessor’s Parcel Number: 043-241-012
 Application Number: MST2015-00093

Owner: Mary Martinez
 Architect: Jyl Ratkevich, Architect

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on June 22, 2015.)

Actual time: 6:33 p.m.

Present: Jyl Ratkevich, Architect.

Public comment opened at 6:41 p.m.

- 1) David Hale, neighbor, opposition; concerned with the size of the proposed project and the impact to views.
- 2) Catherine Bastug, (submitted models and pictures), neighbor, opposition; expressed concerns and recommendations for the floor plan and details of the proposed project.
- 3) Brian King, neighbor, opposition; had questions on the design review and building permitting process.
- 4) James Hurst, neighbor, opposition; concerned with the proximity of the proposed project and loss of his private views.

An email of concern from Susan Lafond was acknowledged.

Public comment closed at 6:53 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board finds the mass, bulk, and scale of the project acceptable.
- 2) Address the roof break and shower on the southwest elevation; consider a smaller kitchen size, and moving the bathroom and shower for a better fit.
- 3) Study off-setting the storage units below and consider adding a roof piece.
- 4) Remove the posts in front of the garage and entry and replace with brackets.
- 5) Provide schematic details to show how the posts and beam of the balcony on the side elevation are resolved.
- 6) Add more architectural details and interest to the northeast and northwest elevation.

Action: Wittausch/Hopkins, 5/0/0. Motion carried. (Gradin/Cung absent).

**ABR MINUTES
August 3, 2015**

CONCEPT REVIEW - CONTINUED ITEM

4. 806 ALBERTA AVE

R-2 Zone

(5:05) Assessor's Parcel Number: 043-241-012
Application Number: MST2015-00093

Owner: Mary Martinez

Architect: Jyl Ratkevich

(Proposal to demolish an existing 182 square foot, 1-car garage and chain link fence with gate and to construct a 633 square foot, 2-story accessory dwelling unit and two, attached 1-car garages of 210 square feet each at the rear of the site. The existing 650 square foot dwelling unit at the front of the site will remain unchanged. Total development on this 5,061 square foot parcel will be 1,703 square feet. One additional uncovered tandem parking space is proposed for a total of three parking spaces. This project addresses violations identified in enforcement case ENF2015-00308.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on July 20, 2015.)

Actual time: 5:04 p.m.

Present: Jyl Ratkevich, Architect.

Public comment opened at 5:09 p.m.

- 1) James Hurst, opposition; expressed concerns regarding neighborhood compatibility, backyard privacy, property value declines, water, sewer, and street parking density issues, unacceptable side yard and rear yard setbacks; over population affecting services in the area, and requested a one story design instead of the proposed two story structure since there is sufficient space.
- 2) David L. Hale (adjacent neighbor), opposition; expressed concerns regarding privacy and property value declines, parking density, neighborhood compatibility, and lack of communication with the neighborhood.

A letter of concern from Ms. Catherine "Lily" Bastug Vincenti was acknowledged.

Board comments:

Some Board members clarified that certain issues are beyond the purview of this aesthetic design review Board, such as changes in property values, future vacation rental and home sharing rental, and whether second story additions which that comply with the Ordinance should be allowed or not. The ABR can only address aesthetics, mass, bulk, scale, landscaping, screening, site circulation, and accessibility to/from the project site.

One Board member acknowledged the modest and diminutive nature of the proposed project and noted that is sufficiently set back from the rear and side yards. It was also noted that the Applicant has complied satisfactorily with previous requests from the ABR to remove windows due to privacy concerns from adjacent neighbors, even though the change eliminated positive aesthetic potential from the proposed project.

Board member Miller asked the Applicant if there had been any communication with adjacent neighbors. Ms. Ratkevich replied that she had previously attempted to speak with several members of the neighborhood but was either rebuffed or spoken to in appropriately, and therefore ceased efforts to contact them. However, she clarified there has been some minimal, though unhelpful, communication during and after recent design review meetings.

Public comment closed at 5:15 p.m.

Motion: Project Design Approval and continued indefinitely to Full Board with comments:

- 1) Study the windows in the stairwell.
- 2) Relocate the balcony on the second floor plan over the bracket so that the balcony fits the stationary bracket and still remains functional. Add the eyebrow not shown on the plans.
- 3) Provide paneled garage doors with glass lights to provide light to the garage and as an aesthetic improvement.
- 4) Add a cottage treatment or character-giving details to the front door and garage doors to match the rest of the building, including various details such as corbel and wood stucco details.
- 5) Provide a color board.

- 6) Provide additional landscaping.
- 7) Board member Wittausch read the following finding into the record: "The ABR finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: Wittausch/Poole, 5/0/0. Motion carried. (Gradin/Tripp absent).

The ten-day appeal period was announced.

