

- Motion: Preliminary approval and Continued indefinitely to Consent Calendar with the following comments: 1) The Board finds the project greatly improved since the last review. 2) The Board appreciates the detail especially on the front yard south elevation of the property. There is concern that the detail of the elevation should be more consistent with the photographic example provided. 3) Eliminate or reduce the size of the knee braces at the center of the porch ridge element. 4) Consider using a continuous wainscot that wraps around the structure. Study elimination of redundant shingle treatment under windows. 5) Consider planting Dymondia or Thyme as they provide drought tolerant landscaping. 6) Consider planting vines, or planting evergreen shrubs along the driveway. 7) Provide revised floor plans and detailing to reflect the design shown on the elevations.
- Action: Sherry/Mosel 7/0/0, Blakeley absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 561 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-110-018
 Application Number: MST2004-00206
 Owner: Jorgensen Ranch, LLC
 Applicant: Brent Daniels
 Architect: Cernal Andrulaitis
 Landscape Architect: Van Atta & Associates

(Proposal for a four lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the four new parcels. Each of the three proposed single-family residences would be one-story with attached garages on a lower level. The new residences would range in size from 4,147 to 4,700 square feet with garages from 819 to 825 square feet. Each new garage would require a modification to be in excess of 750 square feet. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS FOR GRADING, PUBLIC STREET FRONTAGE WAIVER, LOT FRONTAGE MODIFICATIONS AND GARAGE SIZE MODIFICATIONS.)

(3:54)

Present: Brian Cernal, Architect; Brent Daniels, Applicant;

Public comment opened at 4:16 p.m.

Leslie Gutierrez-Jones, resident, opposed. Feels the project is unsafe for traffic, and therefore incompatible with the neighborhood.

John and Dorothy Warnock, residents, opposed, expressed concern with the height of the project.

Public comment closed at 4:33 p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The Board finds the proposed four lot configuration to be generally well suited to the site and

minimizes tree removal. 2) There is concern with the amount of paved area, particularly on lots 1 and 3. 3) The applicant shall study ways to reduce or realign the driveways to minimize grading, tree removal, and visual impacts of the two-story garage facades. 4) Study increased stepping of individual homes to decrease grading impacts. 5) The architecture is handsome and the dark palate will blend nicely into hillside. 6) Increased the use of stone to integrate the architecture with the site. 7) There is concern with the discrepancies of the tree plan and the grading plan. The Board looks for increased accuracy to make the plans coincide. 8) Study ways to naturalize the hardscape runoffs with the use of bio-swales or onsite retention basins if possible. 9) Work with the proposed driveway alignment to minimize impact on adjacent trees. 10) Some Board members are concerned that the size of the proposed structures is large in comparison to the adjacent homes. Provide a study analysis and comparison of Floor Area Ratios of the adjacent structures. 11) The Board does not see a negative visual impact associated with the minimal increase requested for the garage modification, as long as they are recessed, into the hill. 12) The 2-acre lot size fits well with the neighborhood. 13) The Board requests an organized site visit prior to the next review, after story poles have been installed for the Planning Commission.

Action: Sherry/Mudge, 6/0/0. Blakeley absent, LeCron stepped down.

CONCEPT REVIEW - CONTINUED ITEM

4. 1303 FERRELO RD - LOT 28

E-1 Zone

Assessor's Parcel Number: 029-271-028
 Application Number: MST2005-00082
 Owner: Kevin Goodwin
 Designer: Goodwin Design

(This is a revised design: Proposal to construct a 3,493 square foot, two-story residence with an attached 599 square foot garage on a 27,280 square foot vacant lot. The project includes approximately 300 cubic yards of grading to be balanced cut and fill on the site. A Modification is requested to an overheight wall in the interior yard setback.)

(Fifth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(5:28)

Present: Kevin Goodwin, Owner; Corey Goodwin, Architect; Ellen Goodwin, Architect.

Public comment opened at 5:39 p.m.

Charles Boss, neighbor, concerned with the mass, bulk, and scale, footprint is not compatible to the neighborhood; also concerned about potential loss of Oak Trees. Chair Bartlett read into the record a letter from Nancy Marriott in which she states that as the tenant of a rental property adjacent to the project she did not express support of the proposed project.

Robert Gleason, resident, expressed concern size and scale are larger than previously submitted.