

C. STAFF BRIEFING

Associate Planner Tyler reported that the application for 22 Mercury Avenue was continued to the April 16 meeting and the application for 30 Pamela Court was continued to the April 2 meeting.

D. OLD BUSINESS BEFORE THE BOARD

- 1. 22 MERCURY AVENUE DIBBLE, NEW DWELLING - CONTINUED TO 4/16/09**
- 2. 42 REED RANCH ROAD TRUSHEIM, ADDITIONS/VARIANCES/FLOOR AREA EXCEPTION**

On February 5, 2009, the Design Review Board reviewed an application for construction of additions to an existing single-family dwelling, with variances for reduced front and side yard setbacks, excess lot coverage, excess fence and wall height, and a floor area exception for the property located at 42 Reed Ranch Road. During the meeting, a few of the adjacent neighbors spoke both in favor and in opposition to the project. Many of the concerns raised with the proposal were directly related to the swimming pool, spa and over-height walls at the front and right side of the property. The neighbor at 41 Reed Ranch Road was also concerned with the proposed addition because it would block a slot view of Blackie's Pasture from within the living areas of her home. The Board was unable to make the variance findings and continued the item with the applicant advised to consider relocating the pool and spa to the rear yard or eliminate them from the proposal.

The applicant has now submitted revised plans for the project which eliminated the swimming pool, spa and supporting retaining walls, which eliminated the need for the front and side yard setback variances and the variance for excess fence and wall height. Other changes were made to the decks, fences, stairs and guardrails.

Bob Stadelman, designer, said that he feels he and the property owners have responded to the Board's concerns. He acknowledged that the reduction in lot coverage is marginal but said that they do not feel the addition or deck space can be reduced further without sacrificing function.

The public hearing was opened.

Farideh Petri asked for clarification on the roof color and reiterated her previous request that the color be changed to grey so that it would blend in better with the horizon. Chair Doyle explained that the proposed roof appears to be a relatively modern shingle design in a burnt sienna tone.

Boardmember Tollini confirmed that Ms. Petri's property looks down onto Blackie's Pasture and suggested that the brown color would blend in with the pasture better than grey roofing. Ms. Petri agreed but felt that a darker roof color would be more visually obtrusive with the proposed changes in landscaping

The public hearing was closed.

Boardmember Tollini found the proposed improvements to be situated in a way that makes the most sense. He thanked the applicant for offering a compromise that makes the project easy to approve.

Boardmember Wilson concurred and thanked the applicant for working so diligently and expediently.

Chair Doyle said that the applicant has made considerable changes to the project design and expressed his support.

ACTION: It was M/S (Wilson/Tollini) that the project is exempt from the California Environmental Quality Act and approving the project subject to the attached conditions of approval. Vote: 3-0.

E. NEW BUSINESS BEFORE THE BOARD

3. 30 PAMELA COURT SIMONSON, ADDITIONS - CONTINUED TO 4/2/09

F. APPROVAL OF MINUTES #3 OF THE 2/19/09 DESIGN REVIEW BOARD MEETING

ACTION: It was M/S (Tollini/Wilson) to approve the minutes of the February 19, 2009 meeting, as drafted. Vote: 3-0.

G. ADJOURNMENT

The meeting was adjourned at 7:11 p.m.