



## **D. OLD BUSINESS BEFORE THE BOARD**

### **1. 22 JUNO ROAD AMIR, ADDITIONS/VARIANCE**

The applicant is requesting Design Review approval for the construction of additions to an existing one-story single-family dwelling on property located at 22 Juno Road. The project design was reviewed at the July 16, 2009 Design Review Board meeting. At that time, several neighboring property owners objected to the design of the front of the house, particularly the increased height of the house proposed within the front yard setback. Although the Board indicated its support for the requested lot coverage variance, the Board shared the concerns about the volume of the house within the front yard setback and could not make the findings to approve the setback variance. The application was continued to allow the applicants time to revise the project design.

The applicants have now submitted revised plans for the project. The house has been somewhat reduced in size and moved out of the front yard setback. The maximum height of the house has been reduced from 17 feet to 14 feet. The new bedroom and bedroom windows along the front of the house have been reduced in size and bordered with wood trim. The garage door would now be faced with wood and its height has been reduced from 10 feet to 7 feet. The entry has also been reduced in size. A variance is still requested for excess lot coverage, but a variance is no longer requested for reduced front yard setback.

Daniel Amir, owner, said that they have improved the project and have addressed the Board's and neighbors' concerns. He said that the height of the house was reduced to 14 feet which would be just slightly higher than the current house. He described how they reduced the size of the windows and garage door on the front of the house and moved the house away from the street by 3 feet to no longer require a front yard setback. He said that they have also reduced the square footage of the addition and amount of the requested lot coverage variance.

There was no public comment.

Boardmember Wilson stated that he visited the site and had no objections. Boardmember Kricensky said they have addressed all of the Board's issues, and he supported the project. Boardmember Doyle agreed with Boardmembers Wilson and Kricensky and felt that scaling back the size of the house helped.

ACTION: It was M/S (Wilson/Kricensky) that the request for 22 Juno Road is exempt from the California Environmental Quality Act approved the project subject to the attached conditions of approval. Vote: 3-0.
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## **E. NEW BUSINESS BEFORE THE BOARD**

### **2. 41 MERCURY AVENUE TINTO/DEPAOLO, NEW DWELLING/VARIANCES**

The applicant is submitting a request for construction of a new single-family dwelling with variances for reduced side yard setback and excess lot coverage, on the property located at 41 Mercury Avenue. The proposal aims to expand the home, while maintaining a single-story dwelling. The new home would include a kitchen, living/dining room, a den, a master bedroom suite, two bedrooms, one bathroom, and a two-car garage. The applicant has requested a variance for excess lot coverage and intends to maintain the same setback with the new home, and has therefore also requested a variance for reduced side yard setback.

Kevin Tinto, owner, said they have lived in the house for 15 years and have worked on a remodel plan for much of that time. He said that when they saw the remodel at 44 Mercury Avenue, it inspired them and

became the model for their current project. He said that they approached all of their neighbors for approval of the project. He stated that they wanted a 4-bedroom home without stairs to accommodate their aging parents, so they avoided a two-story home.

The public hearing was opened.

Sharon Sand said she lives across the street and said the house was an appropriate style and size for their neighborhood.

The public hearing was closed.

Boardmember Kricensky agreed with the staff report and said that the request for the increased coverage was consistent with this neighborhood. He felt that the easement on the site was a hindrance and he thought that the design fit in nicely with the neighborhood.

Boardmember Wilson said that his only disappointment was losing the trees which have been there for 30-40 years. Boardmember Doyle pointed out that the applicant said that they will try to save as many trees as possible.

Boardmember Doyle said that he loved the design of the house they modeled this project after and he thought that this project would be great as well.

<p><b>ACTION:</b> It was M/S (Kricensky/Wilson) that the request for 41 Mercury Avenue is exempt from the California Environmental Quality Act and approved the project subject to the attached conditions of approval. Vote: 3-0.</p>
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### **3. 12 PLACE MOULIN ORVIS, ADDITIONS/VARIANCES/FLOOR AREA EXCEPTION**

The applicant is requesting Design Review approval for the construction of additions and alterations to an existing single-family dwelling located at 12 Place Moulin. The project would include adding a wing on both sides of the existing home. The main level would include an additional garage bay and library. An additional bedroom and master bathroom would be added to the lower level, as well.

The lot coverage on the site would increase by 934 square feet (8.0 %) to a total of 2,569 square feet (22.0 %). The floor area on the site would increase by 995 square feet to a total of 3,353 square feet, which is 185 square feet more than the maximum allowed floor area of 3,168 square feet. Therefore, a floor area exception is requested. A variance is requested for excess building height.

John Orvis, owner, said that he has lived at the house for 23 years and it is badly in need of an upgrade. He said that they wanted to modernize and enhance the design as it appears from the street so they added a gabled front porch and window. He said that the two additions would be below the current roofline and only the rear 6 feet of the window gable would be above the 30 foot limit, and this is why they are applying for the variance. He presented additional justification for the gable, noting that the loft area above the garage is sometimes exposed to strong winds and strong afternoon sun, and the house has no air conditioning. He said that the best and most natural use of the room above the garage is as an exercise room, but controlling the temperature and ventilation has been a problem and they have not been able to use it for that purpose. He stated that the gabled window would allow them to control ventilation and temperature in the room.

There was no public comment.

Boardmember Wilson said that that he visited the site and the floor area and lot coverage requests did not bother him, but he was struggling with the gable height above the ridgeline. He did not see the need for it and wondered if there was a way to have to design the project and not exceed the 30 foot limit.

Boardmember Kricensky said that he understood the need for the gable to make the loft usable and it would add to the architectural character of the house when looking at it from the street. He felt that the gable would not hinder anyone and would be a very small area that would not be any higher than the existing ridge of the house.

Boardmember Doyle said that he did not see a hardship that would justify the variance. However, like Boardmember Kricensky, he liked the project better with the gable and he agreed that it would be so tiny and not affect anybody. He said that it would be difficult to prove a hardship, but design-wise, it made more sense to include the gable.

Boardmember Kricensky said that there was no other way to use the space and create cross-ventilation, and therefore that created a practical difficulty for the applicant.

<p><b>ACTION:</b> It was M/S (Kricensky/Doyle) that the request for 12 Place Moulin is exempt from the California Environmental Quality Act and approved the project subject to the attached conditions of approval. Vote: 2-1 (Wilson opposed).</p>
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## **F. ADJOURNMENT**

The meeting was adjourned at 7:30 p.m.