

**MEMBER ATTENDANCE**

Present: Kevin Hastings (Committee Chair), Jane Gawronski, Craig Klein (6:07pm), Richard Merriman, Virginia Wilson. Absent: Tracy Dezenzo, Liz Felando

**CALL TO ORDER** KH: 6:06 pm

**AGENDA MODIFICATIONS & APPROVAL** JG/VW move to approve: 4-0-0

**MINUTES** JG/KH move to approve: 4-0-1 (Craig arrived, abstained due to absence.)

**NON-AGENDA PUBLIC COMMENT** None.

**ACTION ITEM #1 – 4719 Orchard**

Presenter: Architect. Vacant lot with small shack in back being demolished. New front 2-story house and rear house over garage. Companion unit no longer being proposed on the 2<sup>nd</sup> floor in front, it will be part of the front house. Outstanding cycle issues: Airport, inclusionary housing, fire. Front articulation to 15' and 20' setbacks, obeys view corridor, but there is no view at this end of the block. 4 car garage in back with wall in middle. Owners and current occupant will live in front/back houses. Slightly under maximum FAR, significantly below height limit. Planner wanted deck in front, but owner wants it in back for south exposure/sun. Entrance door on side of house, per owner. No overhangs in front due to view corridor. Owner occupied family project, not a flipper. Stucco finish with metal siding, don't want too much detail until we know we have a project.

Public comment: None.

Board comments:

CK: Development consistent with what's surrounding it.

CK/VW: Shame to lose one of last vacant lots but am fine with it.

RM: Looks nice.

KH: 1<sup>st</sup>/2<sup>nd</sup> floor plan could be separate units easily. Architect: Yes, with added entry. View corridor discourages front overhangs. Cycle issue with drainage to alley. Architect: May need a filtration/retention basin.

JG: Very clean project. Solar panels will be required. Architect: Submitted in 2019, thinks it will be subject to new code and panels.

KH: No landscaping shown in city right of way. Architect: No work.

KH: Cycle issue, gravel heat island effect. Architect: Resident landscaper just wants it approved and will do what he wants.

KH: It's against all setbacks in front/sides, no stepbacks in building envelope but I understand why with rear deck. West wall has no windows. Architect: TV/fireplace wall, solid wall on upper floor too except at stairwell.

KH: Height is 22' to 26' in front. Project could be better, could be worse. I like that the owner is making it their own.

**CK/JG Motion: Recommend approval as submitted. 5-0-0**

***(Note: This is a subcommittee recommendation and shall not be used for city approval.)***

**Officer's Reports:** CK: Business center agreed to rent our PO box for \$215.

**KH ADJOURN at 6:51pm:** KH/JG 5-0-0

***(Minutes Approved by an Action of the Project Review Committee on June 17<sup>th</sup>, 2020.)***