

Excerpt of Architectural Committee Meeting Minutes from November 7, 2018:

8.D. File No.(s):	PLN2018-13469
Location:	3533 Gibson Court , an 8,112 square foot lot, located at the north end of Gibson Court, approximately 85 feet north of Gibson Avenue; APN: 296-19-012; property is zoned Single-Family Residential (R1-6L).
Applicant:	LNX Architecture, Inc.
Owner:	Ming and Ping Sun
Request:	Architectural Review of the proposed demolition of an existing 1,292 square foot one-story three bedroom and two bathroom house with an attached two-car garage, and new construction of a proposed 2,766 square foot two-story, three bedroom, three and one-half bathroom residence with an attached two car garage and an attached 697 square foot two-bedroom accessory dwelling unit.
CEQA Determination:	Categorically Exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures
Project Planner:	Jeff Schwilk, Associate Planner
Staff Recommendation:	Continue for redesign

Associate Planner Jeff Schwilk presented the project with recommendations for approval. Neighbors and members of the public were present to state their concern or support towards the project. The stated concerns included impacts to privacy of the indoor-outdoor living areas of nearby patio homes with their floor-to-ceiling glass from the proposed second floor windows, the larger size and scale of the proposed house compared with neighboring single-story patio homes, the expansion to a second floor in a neighborhood of one-story patio homes, and compatibility of the project design with the neighborhood of patio style homes.

The property owners noted they had talked to their neighbors prior to filing their application, and incorporated concessions into the project design to minimize privacy impacts, including modifications to the second floor windows on the rear and south side elevations, and a minor rotation of the proposed new house on the lot from the current position.

Motion/Action: Motion to approve was made by Planning Commissioner Saleme, seconded by Planning Commissioner Becker and unanimously approved by the Architectural Committee (3-0-0) subject to the following conditions:

- Applicant to work with staff and neighbors to select and plant screening trees in the rear yard of the project site to address privacy impacts of the proposed second story windows on nearby homes.
- Applicant to work with staff and neighbors to revise the design of the front porch and front second-floor bay window to be more compatible with the design of the patio home neighborhood, to frost/obscure the glass of the second floor rear-facing windows, and further directed that the project shall be referred back to the Committee in the event any neighborhood concerns remain.