

**Excerpt Architectural Review Committee  
Meeting Minutes of March 21, 2018**

<b>8.F. File No.(s):</b>	<b>PLN2016-12235, PLN2016-12317</b>
<b>Location:</b>	<b>1075 Pomeroy Avenue</b> , a 12,400 square foot project site located east side of Pomeroy Avenue, approximately 135 feet north of Benton Street, APN: 290-69-079; project site is zoned Low-Density Multiple Dwelling (R3-18D).
<b>Applicant/Owner:</b>	Daryoush Marhamat
<b>Request:</b>	<b>Referral from City Council on the Design Review</b> of four two-story single family detached residences; associated with request for Rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD), and Tentative Parcel Map.
<b>CEQA Determination:</b>	Mitigated Negative Declaration
<b>Project Planner:</b>	Steve Le, Assistant Planner
<b>Recommendation:</b>	<b>Review</b> , subject to conditions.

Steve Le presented the project with recommendations and City Council direction for referral to Architectural Committee. There were approximately seven residents from Pomeroy Green and West present and one Historical and Landmarks Commissioner, Nancy Biagini. The residents presented areas of oppositions to the design and site layout proposed. Key concerns were setbacks to existing neighbors to the south and east, height, shadow, on-site parking, privacy, and the architectural characteristics. The Committee asked that the residents proposed recommendations and have the applicant explore alternatives. The residents listed the recommendations and request for an additional meeting prior to going back to City Council for hearing.

**Motion/Action:** Motion to redesign was made by Planning Commissioner Yuki Ikezi, seconded by Planning Commissioner Lance Saleme and unanimously approved by the Architectural Committee (3-0-0-0) with the following conditions:

1. The applicant should explore the following recommendations and response to the changes at a Special Architectural Review Committee meeting of April 4, 2018.
  - a. No sliding door from the garage.
  - b. Redesign second floor plan to avoid egress windows facing the south side neighbors. Clear story windows are okay for sunlight.
  - c. Add conditions of approval to restrict the use of the garage for parking only.
  - d. Increase setback on the north and south side to 20 feet.
  - e. Redesign as an attached multifamily residences for more setback form all property lines.
  - f. Incorporate vertical siding instead of horizontal siding.
  - g. Lower the height closer to 19 feet similar to the Pomeroy Green's height.
  - h. No divided light windows.
  - i. Incorporate carport instead of garage.
  - j. Redesign window size and type to create a more uniform design and distribution.
  - k. Design a flat roof for the front porches instead of a low pitch slope.
  - l. No stone veneer for the chimney.
  - m. No stone veneer for wainscoting.