

CONCEPT REVIEW - NEW ITEM**2. 226 EUCALYPTUS HILL DR**

A-2 Zone

Assessor's Parcel Number: 015-050-017
 Application Number: MST2004-00349
 Owner: CYNTHIA DEE HOWARD
 Applicant: L & P Consultants
 Architect: Shubin & Donaldson

(Proposal for a lot line adjustment between two lots (2.76 and 2.67 acres) to create a 3.10-acre and 2.34-acre lot. Also proposed is demolition of the existing single family residence and accessory buildings, and construction of a new 5,000 sq. ft. residence and detached guesthouse at 232 Eucalyptus Hill Drive, and construction of a new 5,000 sq. ft. residence and 1,500 sq. ft. guesthouse at 226 Eucalyptus Hill Drive. A Conditional Use Permit for an additional dwelling unit on each lot is required.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, MODIFICATIONS, AND A LOT LINE ADJUSTMENT, AND A PUBLIC HEARING.)

(4:32)

Robyn Donaldson, Architect; Kim Maciorowski, Project Captain; and Brent Daniels, Applicant, present.

Public comment opened at 5:00 p.m., but seeing no one who wished to speak, it was closed.

Staff Comment: Renee Brooke, Case Planner, stated that staff has completed a pre-application review of the lot line adjustment proposal with the modifications and that staff has concerns with the proposed lot line adjustment not being consistent with the surrounding neighborhood. Staff feels that a reasonable development similar to what the applicant is proposing can be accomplished with the existing lot configuration. Staff has suggested that the applicant adjust the line near the road rather than turning the lot line on a ninety degree angle. Staff also is concerned with the length of the driveway to the lower house and recommends locating the house closer to the street.

Motion: Continued indefinitely with the following comments:

General overall site design: 1) The Board can support the densities of the development, the size of the buildings, and the number of garage parking spaces; given the sizeable and reconfigured lots. 2) The lower lot (226) is not viewed by the general public in such a way that the amount of development is adverse to the public hillside. 3) Provide further documentation of the experience on Eucalyptus Hill Drive to determine the supportability of the walled scheme and the double entry points of the driveway. 4) Reduce the length and amount of driveways and hardscapes required for automobile access to the site. 5) Determine if one way driveway point would suffice for the upper unit. 6) Ensure that a balance of the existing trees is not disrupted and provide documentation of a tree protection removal plan. 7) Be sensitive to reflectivity of roof materials.

232 Eucalyptus Hill: 1) The Board can support the low slung nature of the plan with a very minimal two story. 2) Provide more complete elevation drawings on the main house and the guest house. 3) The Board has no initial objections to the contemporary style of the house. 4) The general plan of the guesthouse appears acceptable.

226 Eucalyptus Hill: 1) Provide southern elevation of the main house. 2) Make an effort to minimize the driveway.

Action: Bartlett/Larson, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM

4. **226 EUCALYPTUS HILL DR**

Assessor's Parcel Number: 015-050-017
Application Number: MST2004-00349
Owner: Cynthia Dee Howard, Trustee
Applicant: L & P Consultants
Architect: Shubin & Donaldson

(Proposal for a lot line adjustment between two lots (2.76 and 2.67 acres) to create a 3.10-acre and 2.34-acre lot. Also proposed is demolition of the existing single family residence and accessory buildings, and construction of a new 5,000 sq. ft. residence and detached guesthouse at 232 Eucalyptus Hill Drive, and construction of a new 5,000 sq. ft. residence and 1,500 sq. ft. guesthouse at 226 Eucalyptus Hill Drive. A Conditional Use Permit for an additional dwelling unit on each lot is required.)

(Second Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, MODIFICATIONS, AND A LOT LINE ADJUSTMENT.)

(4:59)

Robyn Donaldson, Architect; Kim Maciorowski, Project Captain; and Brent Daniels, Applicant, present.

Motion: Continued indefinitely with the following comments: The general overall site design: 1) The Board can support the densities of the development, the size of the buildings, and the number of garage parking spaces; given the size and reconfigured lots. 2) The lower lot (226) is not viewed by the general public in such a way that the amount of development is adverse to the public view of the hillside. 3) The Board is comfortable with the walled scheme of the front elevation, as it has shown compatible with the neighborhood, but it should be lowered by an additional 18 inches in relationship to the street. 4) The Board appreciates the reduction in the hardscape on the site plan with respect to the elimination of driveway areas and changing the guest house driveway. 5) The Board suggests that the guest parking at the lower house be designed to combine with the requirements of the Fire Department turn around area hammerhead. 6) The Board appreciates that the reduced paving has maintained more of the existing trees from the previous scheme. 7) The natural materials of stone, plaster, copper and glass chosen for the project are important to integrating the contemporary architecture into the existing neighborhood.

232 Eucalyptus Hill: 1) The Board likes the stepping nature of the house the way it descends into the hillside. 2) The Board likes the contemporary style of the house. 3) The general plan of the guesthouse is acceptable. 4) The metal roof should be copper, to ensure that it patinas naturally and is compatible with the neighborhood.

226 Eucalyptus Hill: 1) The Board looks forward to seeing plans for the southern elevation. 2) One Board member suggested providing stone elements on the courtyard walls.

Action: Bartlett/LeCron, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**7. 226 EUCALYPTUS HILL DR**

A-2 Zone

Assessor's Parcel Number: 015-050-017
Application Number: MST2004-00349
Owner: Cynthia Dee Howard, Trustee
Applicant: L & P Consultants
Architect: Shubin & Donaldson

(Proposal for a lot line adjustment between two lots (2.76 and 2.67 acres) to create a 3.10-acre and 2.34-acre lot. Also proposed is demolition of the existing single-family residence and accessory buildings, and construction of a new 5,000 sq. ft. residence and detached guesthouse at 232 Eucalyptus Hill Drive, and construction of a new 5,000 sq. ft. residence and 1,500 sq. ft. guesthouse at 226 Eucalyptus Hill Drive. A Conditional Use Permit for an additional dwelling unit on each lot is required.)

(Third Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF CONDITIONAL USE PERMIT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, MODIFICATIONS, AND A LOT LINE ADJUSTMENT.)

(6:24)

Kim Maciorowski, Architect for Shubin & Donaldson, present.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) As to the General Overall Site Design: The Board can support the densities of the development, the size of the buildings, and the number of garage parking spaces and not covered parking spaces; given the reconfiguration of the lots and that they are not visible by the general public. 2) The lower lot (226 Eucalyptus Hill) is not viewed by the general public and mostly concealed within the natural woodshed of the lower terrain. 3) The Board is comfortable with the walled scheme of the front elevation on the upper house; given the natural material palette with sandstone walls, and copper roofs that mostly slope toward the downhill view of the site. 4) The Board appreciates the reduction in the hardscape of the revised site planning effort, the minimize driveway areas, and the less paving visible from Eucalyptus Hill Drive. 5) The parking for the guest house at 226 Eucalyptus Hill Drive is a clever solution utilizing the sunken lift garage which helps to minimize the circulation and paving area presented on a prior scheme. 6) The architecture of the upper house (232 Eucalyptus Hill) is low in profile and barely visible beyond the wall presenting from Eucalyptus Hill Drive. 7) The use of the hip roof is acceptable to the other elements of the design. 8) The copper roof material is acceptable as presented. 9) As to the Guest House for 232 Eucalyptus Hill Drive: The Board finds it is tucked well into hillside, and the natural sandstone materiality helps it blend into the setting. 10) The Board is comfortable with the adjacent detached garage with the landscaped roof as it tucks into the hillside. 11) As to the Lower House of 226 Eucalyptus Hill Drive: The Board is comfortable with the siting around the central courtyard. 12) Some Board members are concerned with the proposed glazed roof tile, which should be a green tone coloration to blend with the landscape. 13) The Board looks forward to a more detailed landscape plan that expands the plant palette, walking paths, the proposed water features, locates all underground utilities to mitigate and preserve any oak trees, shows all proposed retaining walls including their height and materiality, and addresses the new entry driveway through the oak grove to clearly depict the oak trees to remain and those to be removed and/or replaced.

Action: LeCron/Wienke, 8/0/0.