

SFDB-CONCEPT REVIEW (CONT.)**5. 1213 HARBOR HILLS DR****E-1 Zone**

(4:55) Assessor's Parcel Number: 035-480-037
Application Number: MST2009-00385
Owner: Sharon Clenet Trust
Applicant: Jarrett Gorin

(Proposal for a new 4,217 square foot two-story residence, detached 627 square foot three-car garage, driveway, swimming pool, patios, and retaining walls. Six existing Roger's Tract parcels are proposed to be merged to create a vacant 1.1 acre site in the Hillside Design District. Total proposed grading is 1,290 cubic yards, with 486 cubic yards to be exported from the site. The proposed total floor area of 4,889 square feet is 97% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval is requested for a street frontage modification.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)

Actual time: 5:03

Present: Jarrett Gorin, Van Guard Planning; Mark Shields, Architect.

Daniel Gullett, Associate Planner provided Staff comments and was available to respond to comments and questions from the Board.

Public comment was opened at 5:13 p.m. A letter in opposition from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The architecture is exemplary and the breakup into facets provides a sense of village.
- 2) Provide a landscape plan, which will mitigate views of the structure from Shoreline Park. Have the landscape plans reviewed by the Fire Department for compliance with high fire requirements.
- 3) Provide larger scale conceptual grading plans showing retaining wall heights and slopes.

Action: Woolery/Deisler, 7/0/0. Motion carried.

