



**REGULAR MEETING MINUTES**

**Date:** 4/11/2022  
**Time:** 7:00 p.m.  
**Location:** Zoom

**A. Call To Order**

Chair Michael Doran called the meeting to order at 7:01 p.m.

At Chair Doran’s request, Assistant Planner Chris Turner explained how applicants and the public would be able to participate in the virtual meeting.

**B. Roll Call**

Present: Michael Doran (Chair), Camille Gonzalez Kennedy, Cynthia Harris, Henry Riggs

Absent: Andrew Barnes, Chris DeCardy (Vice Chair), Michele Tate

Staff: Fahteen Khan, Assistant Planner; Corinna Sandmeier, Acting Principal Planner; Chris Turner, Assistant Planner

**C. Reports and Announcements**

Acting Principal Planner Corinna Sandmeier said the City Council at its April 12 meeting would discuss and provide direction to staff on potential residential rezoning in the RMU zoning district in City District 1 and permitted density elsewhere in the city.

**D. Public Comment**

None

**E. Consent Calendar**

None

Commissioner Cynthia Harris said Commissioner Tate was trying to join the meeting, but was having connectivity issues. Chair Doran suggested waiting to open Agenda Item F1 so Commissioner Tate might participate. Commissioner Tate texted Commissioner Harris to please have the Chair proceed with the meeting as she was unsure if the internet would stabilize due to the windstorm.

**F. Public Hearing**

- F1. Use Permit/Erin Foxcurran/1044 Berkeley Avenue:  
Request for a use permit to partially demolish an existing one-story, single-family residence and detached garage, and construct first- and second-story additions, including an attached garage, on a



substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district. The addition would be greater than 50 percent of the existing floor area and is considered equivalent to a new structure. (Staff Report #22-019-PC)

Staff Comment: Assistant Planner Fahteen Khan said there were no updates to the written report. She said that it was unclear from the project letter if the window assembly for the simulated true divided lights would have grids on both sides and suggested the Commission could ask for a project specific condition regarding the window assembly.

Applicant Presentation: Erin Foxcurran introduced her husband James and said their home was located in the Flood Triangle neighborhood of Menlo Park. She said they wanted to stay in their neighborhood and needed more space for their growing family. She introduced their project designer Jason Mundy.

Jason Mundy said they kept the second-floor set back and reduced the massing of the structure so it was appealing from the street.

Chair Doran opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Harris said a neighbor, William Brown, wrote in support of the project but wanted the city to make changes to the use permit requirements for substandard lots. She noted in her short time as a commissioner a number of instances wherein it seemed unnecessary for residents with smaller lots to have to bring their projects to the Planning Commission for approval when typically, the lots were slightly less wide, slightly less deep or had slightly less square footage than the standard. She asked what the process would be to change that.

Planner Sandmeier said the zoning ordinance would have to be amended and that would have to be initiated by the City Council.

Commissioner Henry Riggs asked about the proposed windows. Mr. Mundy said the windows were a Milgard Tuscan series.

Commissioner Riggs said Tuscan for reference was a vinyl window with the appearance largely of a wood window and the mullions were inside, outside and in the middle.

Commissioner Camille Gonzalez Kennedy said she supported the reuse of housing stock and moved to approve. Commissioner Harris seconded the motion.

**ACTION:** M/S (Kennedy/Harris) to approve the item as submitted; passes 4-0-3 with Commissioners Barnes, DeCardy and Tate not in attendance.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following **standard** conditions:
  - a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April 11, 2023) for the use permit to remain in effect.
  - b. Development of the project shall be substantially in conformance with the plans prepared by Mundy Creative Services consisting of 16 plan sheets, dated received February 28, 2022, and approved by the Planning Commission on April 11, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
  - c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
  - d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
  - e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering, and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
  - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
  - g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.
  - h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition, or building permits.
  - i. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.

- j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Aesculus, dated November 5, 2020 and amended July 14, 2021.
- l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.
- m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

F2. Use Permit/Thomas James Homes/905 Sherman Avenue:

Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and lot area in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached Accessory Dwelling Unit (ADU), which is a permitted use. (Staff Report #22-020-PC)

Staff Comment: Planner Sandmeier said there were no changes to the written report.

Questions of Staff: Commissioner Kennedy asked how many homes had been or were being built by the applicant developer in the city. Planner Sandmeier said she did not have that information but the applicant might.

Applicant Presentation: Anna Felver, Thomas James Homes, said the lot was substandard because of size at 5500 square feet where 7000 square feet was the standard, and 50 feet wide by 110 feet deep where 65 feet by 100 feet was the standard. She said the site had a one-story, 1200 square foot home, a detached one car garage, and an accessory structure. She said the proposal was to build a two-story home in place of the existing structures. She said Sherman Avenue had a mix of one-story and two-story homes, generally in traditional styles with stucco often the main material. She said they were proposing a more modern aesthetic for this home but retaining a more traditional roof at the second story to align with homes in the neighborhood. She said they were using stucco with horizontal lap siding. She said the home was a three-bedroom, two and a half baths with an attached two-car garage, and an attached one bedroom, one bath studio. She said there were two uncovered off-street parking spaces on the driveway. She said the height was 26-feet, three-inches. She said seven trees onsite and two trees offsite were analyzed. She said five of the nonprotected trees were proposed for removal due to their proximity to the development and two replacement trees were being proposed. She said there was a great deal of participation in the design process from the community and neighbors.

Ms. Felver said one concern expressed was the second story and previously they had had a boxier second story that overlapped the garage, which people did not like. She said they have revised the

second story step back from the first story and to have the flat roof only on the first story. She said there was concern about an offsite tree, tree #6, located in the right rear corner of the adjacent left lot. She said their original plan would have had construction closer to that tree than recommended so they flipped the plan and massing so that the foundation was further away from that tree. She referred to the outdoor living space, the lanai. She said it was proposed as hardscape and they had been asked to revisit that to lessen the impact on that tree with a different construction method. She said they would use pavers closer toward the tree. She said there were details in the landscape drawings showing pavers being used, no compaction at grade and hand digging notes in the tree protection section.

Ms. Felver said neighbors were also concerned about trees #4 and #5. She said flipping the house plan impacted those trees. She said they curved the driveway to make sure they could retain and protect as many trees as they could. She said they were working with the neighbor at 885 Sherman on replacing the two trees that were to be removed. She said they were moving the fence line into the property to allow for access to the driveway and plant a tree species acceptable to the neighbor on their side of the fence but on the project property. She said the proposed driveway was where tree #5 was located and they would replace it with a Crepe myrtle 24-inch box at the right front of the subject property.

Chair Doran opened the public hearing.

Public Comment:

- Randy Avalos, District 5, said Thomas James Homes was building in his area and while it was a nice home there had been continuous disregard for the neighborhood with early construction starts and work ending late. He said it had been an unpleasant experience.
- Roxie Lovell said her husband Vic wanted to speak after her. She said she lived at 885 Sherman Avenue next to the project. She said their home was built in the 1940s and had a mature Valley oak on the lot, which that builder protected by grading around the tree roots, building a short retaining wall to keep dirt in and putting the garage in at an angle to accommodate the tree. She said 80 years later that tree was alive and healthy, 42-inches in diameter, and a source of shade. She said if the right decisions were made this tree might yet live another century. She said the applicant had made the design friendlier to the tree and she had been assured by Planning staff and the applicant's arborist that the new house design would not harm or endanger her heritage oak tree. She said she appreciated the safety measures the developer included such as fencing for the tree, hand digging in the critical root zone, avoiding soil compaction, minimizing deep digging, and redesigning the lanai and the footprint of the project. She said with those changes and the developer's assurances of care while working under the oak tree to build the house, she looked forward to sharing the beauty of the heritage oak with their future new neighbors for years to come.

- Vic Lovell said he lived at 885 Sherman Avenue and was worried about the destruction and reconstruction at 905 Sherman Avenue and its impact on the trees, particularly the Live oak. He said he had a dozen trees in the front yard and a dozen trees in the backyard that were an important part of the aesthetics of his residence and the neighborhood and for a cemetery across the street. He said trees take in carbon dioxide and convert it to oxygen and were very important ecologically.

Chair Doran closed the public hearing.

Commission Comment: Chair Doran commended Thomas James Homes for their community outreach and noted the plan and tree protection measures were positive and worthwhile changes to the project.

Commissioner Riggs said he agreed with the Chair's comments. He said he found the modern aesthetic perfectly compatible with the neighborhood. He moved to approve as recommended in the staff report. Chair Doran seconded the motion.

ACTION: M/S (Riggs/Doran) to approve the item as submitted, passes 3-1-3 with Commissioner Kennedy opposing and Commissioners Barnes, DeCardy and Tate absent.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following standard conditions:
  - a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April 11, 2023) for the use permit to remain in effect.
  - b. Development of the project shall be substantially in conformance with the plans prepared by Dahlin consisting of 21 plan sheets, dated received April 5, 2022, and approved by the Planning Commission on April 11, 2022, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
  - c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
  - d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
  - e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and

Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.
- h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.
- j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Monarch Consulting Arborists, dated August 23, 2021.
- l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.
- m. Prior to building permit issuance, Applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

4. Approve the use permit subject to the following project-specific condition:

- a. Simultaneous with the submittal of a complete building permit application, the applicant shall provide revised plans that specify the tree protections from the arborist report in the detail drawings included with the landscape plan sheets, subject to review and approval by the Planning Division and the City Arborist.

F3. Conditional Development Permit Major Modification/Heather Skeeahan/300 Constitution Drive:



Request for review and approval of major modifications to an approved Conditional Development Permit (CDP) for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation. No changes are proposed to the number of rooms (240 rooms), the number of onsite parking spaces (118 parking spaces) or the shared parking agreement between the hotel use and the other site occupant, Meta (formerly Facebook). The proposed modifications would continue to comply with the floor area ratio, building coverage, and maximum height limits of the previously approved CDP. In 2016 the City Council certified an Environmental Impact Report (EIR) as part of its approval of the Meta Campus Expansion Project, which included a potential 200-room hotel. Subsequent revisions to the Meta Campus were previously analyzed through the Facebook Campus Expansion Project First Addendum. In February 2020 the City Council approved revisions to increase the number of hotel rooms to 240 rooms and approved a shared parking agreement, which was analyzed in a Second Addendum to the certified EIR. The currently proposed revisions have been reviewed against the analysis in the certified EIR, and First and Second Addendums, and the proposed revisions would not result in new impacts or an increase in the severity of previously identified impacts. ***Continued from the meeting of February 28, 2022.*** (Staff Report #22-021-PC)

Staff Comment: Planner Sandmeier said there were no updates to the written report.

Applicant Presentation: Menno Hilberts, CitizenM, said the Commission when it had last seen the project had commented that while it supported some of the proposed changes that the proposal had lost some of the architectural quality that was in the design the previous round. He said the Commission had also commented that local outreach should not just be a report but should involve actual local leverage. He said they then spoke to some of the commissioners individually and reengaged with the Belle Haven community, which they would continue to do into the summer. He said they also were much more specific in their art selection process and would select a committee of two local artists, two community members, and one citizen representative to review 10 proposals, have five of those drafted to a higher level, and then select one. He said they would offer substantial hotel discount bookings for the Belle Haven community.

Bob Tierney, Baskervill Architects, project architect, highlighted their proposed modifications to the exterior design of the building to address feedback and comments from the Commission. He said they modified the design of the end wall of the room block to get to a staggered bond pattern for the metal panels for more scale and in texture on the end panel. He said looking around the base of the building the columns had been highlighted as well as the diagonal bracing with red to bring more scale and pattern. He said the corner had been activated around the base of the restaurant. He said there were exposed columns surrounding the pedestrian entry off of the Plaza for a better pedestrian experience. He said the Plaza would be activated and intended for use by the general public as well as hotel guests. He said also there would be activity coming into the restaurant and the hotel lobby. He said towards the back they added a pedestrian crosswalk from Chilco Street to bring pedestrians to the rear entry where glass was now wrapped around the corner for light and provide more scale. He said most importantly along the back of the building they articulated a façade similar to what was done on the restaurant side to add the scale of the frame elements around the base, giving it more of a front of house feel. He said they added Florida ceiling glass in the fitness center and the offices in the back of the building.



Chair Doran opened the public hearing.

Public Comment:

- Pamela Jones, Belle Haven resident, said she was impressed with the project's business model when she had met with representatives in 2019. She said they said they would hire from the Belle Haven neighborhood first and provide training for success. She asked for confirmation of that commitment as other hotel projects had made that commitment and then hired very few Belle Haven residents.

Chair Doran closed the public hearing.

Commission Comment: Chair Doran said he met with the project developers a couple of years ago and toured one of their projects under construction in Seattle, but he did not think that affected his ability to be impartial.

Commissioner Kennedy said she met with Menno Hilberts after the last time the project was presented. She said she was happy with the changes they had made and noted they heard what the Commission was saying. She said it was unfortunate that Commissioner Tate was not present because she had had some comments. She said what was brought tonight was supportable.

Commissioner Harris said she liked the changes and how the back was much more inviting. She liked seeing what other of their hotels looked like with the color accents. She asked how they would work with the local community on hiring noting Ms. Jones' comment. She said after the last time the project was presented that she had met with project representatives.

Mr. Hilberts said that for all their projects they did not hire typical hotel staff but hired friendly people, whom they then trained to be hotel professionals. He said that this was not an empty promise and they had signed a MOU of commitment with JobTrain and they had every intention of delivering on that promise. He said they did a hiring process in Miami over the weekend. He said they first host a casting day for potential new hires and take them through a morning of interactive playful exercises. He said they then selected people who were interesting and fun. He said then they provided hotel skills training on that property and on other properties so sometimes travel was involved. He said it was an interesting training process for entry level positions.

Commissioner Harris asked how that would be promoted in the community. Mr. Hilberts said that would happen closer to the opening and involved a committee that would do much more in depth community outreach and work with local communities to find out who the groups were. Commissioner Harris said she looked forward to hearing how that was successful.

Commissioner Riggs said he met with Mr. Hilberts previously. He said he appreciated particularly that the design as returned to some of the elements the Commission had liked when it first saw the project. He said he thought this would be a successful and attractive project. He said he was particularly interested in the model of the small unit with the kinder public spaces.

Chair Doran said he was very happy with the redesign and closer to what they had originally approved. He said he especially like the treatment of the fitness center in the back of the house.

**ACTION:** M/S (Riggs/Kennedy) to approve the item as recommended in the staff report; passes 4-0-3 with Commissioners Barnes, DeCardy, and Tate not in attendance.

1. Make a finding that potential environmental effects of the revised project are adequately considered by the analysis in the certified EIR, First Addendum and Second Addendum, no new or more severe impacts would occur than previously recognized, no other circumstances exist requiring additional environmental review, and the pending application may be considered in reliance on the EIR, First Addendum and Second Addendum.
2. Make findings, as per Section 6.1.3 of the Third Amended and Restated CDP pertaining to Major Modifications, that the proposed changes will be compatible with other building and design elements or onsite/offsite improvements of the Third Amended and Restated Conditional Development Permit and would not have an adverse impact on safety and/or the character and aesthetics of the site.
3. Approve the Major Modification to the Third Amended and Restated CDP subject to the following **standard** conditions:
  - a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April, 11, 2023).
  - b. Development of the project shall be substantially in conformance with the plans prepared by Baskervill Architects, consisting of 55 plan sheets, dated received March 16, 2022, and approved by the Planning Commission on April 11, 2022 except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
  - c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
  - d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

- e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.
- h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.
- j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by SBCA Tree Consulting, Inc. dated November 18, 2019.
- l. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.
- m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

5. Approve the Major Modifications subject to the following **project-specific** conditions:
  - a. Prior to building permit issuance the applicant shall demonstrate compliance with all project-specific conditions of approval outlined in Section 15 of the Third Amended and Restated CDP subject to review and approval by the Planning, Building, Engineering and Transportation Divisions.

## **G. Informational Items**

### **G1. Future Planning Commission Meeting Schedule**

- Regular Meeting: April 25, 2022
- Special Meeting: May 2, 2022

Planner Sandmeier said the Willow Village Project was on the April 25, 2022 agenda and the 1340 Adams Court project was on the May 2, 2022, special meeting agenda.

## **H. Adjournment**

Chair Doran adjourned the meeting at 8:07 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on August 15, 2022



905 Sherman Avenue  
Thomas James  
Homes



Site Context



Site Context



Proposed Two-Story Home



# Participating in The Design Process



# Community Feedback - Second Story



### Feedback

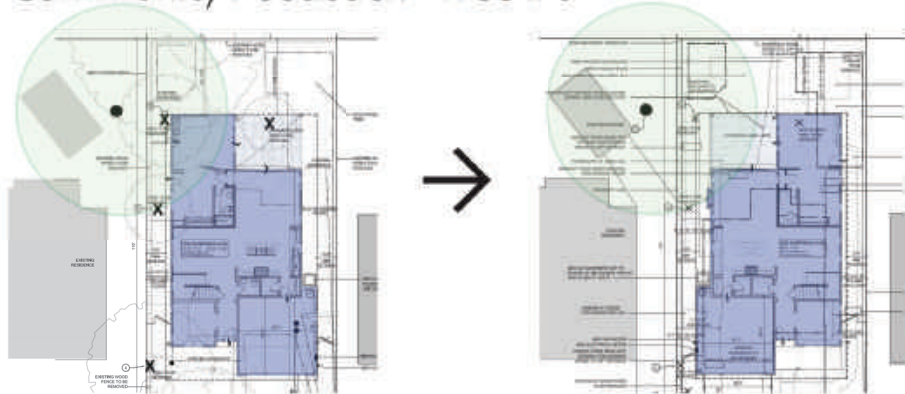
- Concerns around:
- Second story projection over garage
  - Prominent flat roof "Boxy" massing at 2nd story

### Resolution

- Second story set back
- Main roofline revised to compliment gabled roof forms of neighborhood context
- flat roofs limited to 1st story to stay true to modern aesthetic.



# Community Feedback - Tree #6



### Feedback

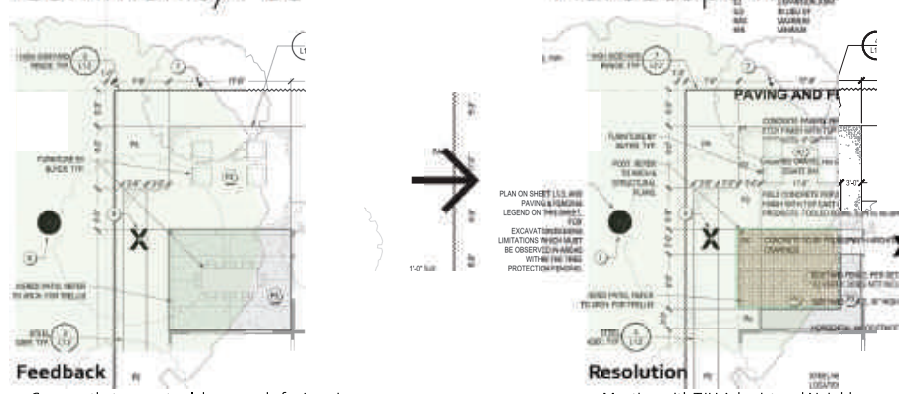
- Concern around proximity of home to Tree #6

### Resolution

- House footprint and massing flipped
- Pedestrian Pathway materials modified
- Trees removed from dripline



# Community Feedback - Lanai Hardscape Material



### Feedback

- Concern that concrete slab-on-grade for Lanai would have negative impact on Tree #6

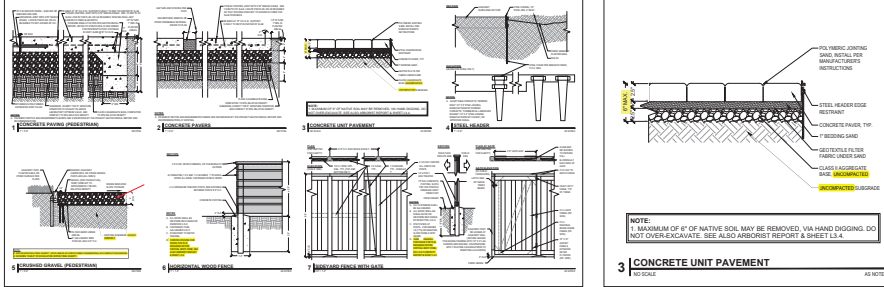
### Resolution

- Meeting with TJH Arborist and Neighbor
- Hardscape changed from concrete to pavers with 6" maximum excavation
- No compaction and hand digging
- Planting added for less impact





## Community Feedback - Arborist Report vs. Details



### Feedback

- Request for arborist report notes to be integrated into landscape details, in addition to the arborist report excerpt on L3.4.



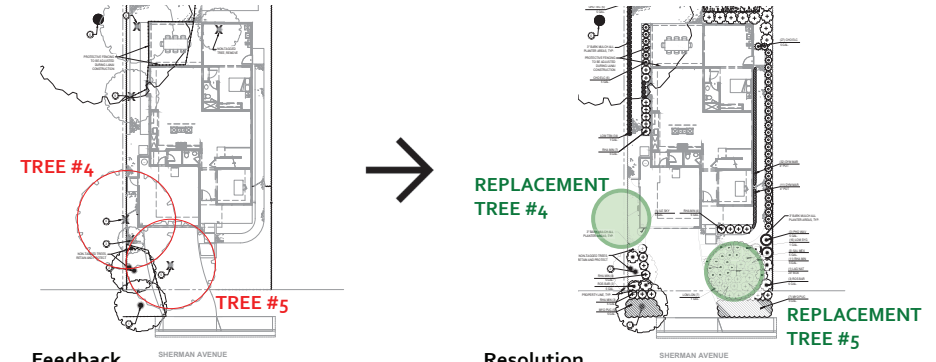
### Resolution

- Landscape details have been revised to align with arborist report requirements around excavation/compaction within tree protection zone. Revised landscape drawings shared with Staff 4/09, with arborist recommendations highlighted in yellow for applicable landscape details.



THOMAS JAMES HOMES

## Community Feedback - Trees #4 and #5



### Feedback

- Confirmation of tree #4 removal, and if so, can a replacement tree be provided
- Concern of tree #5 removal

### Resolution

- Tree #4 to be replaced onsite at 885 Sherman fence side
- TJH to agree on acceptable tree species with neighbors (with root system to avoid impact neighbor's driveway/home.)
- Tree #5 to be replaced with 24" box Crape Myrtle



THOMAS JAMES HOMES

Thank you!

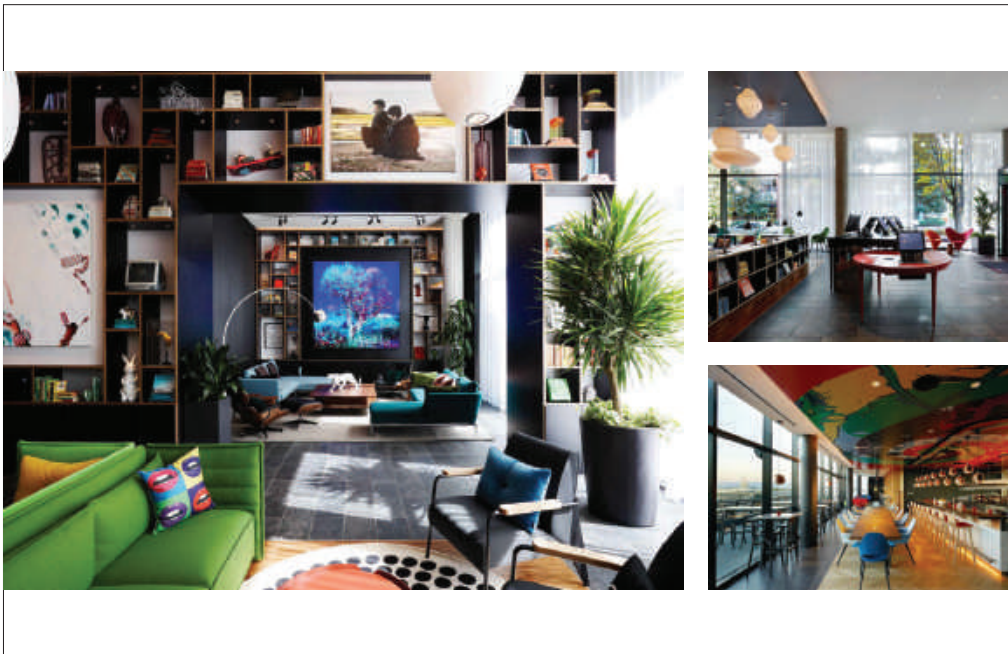
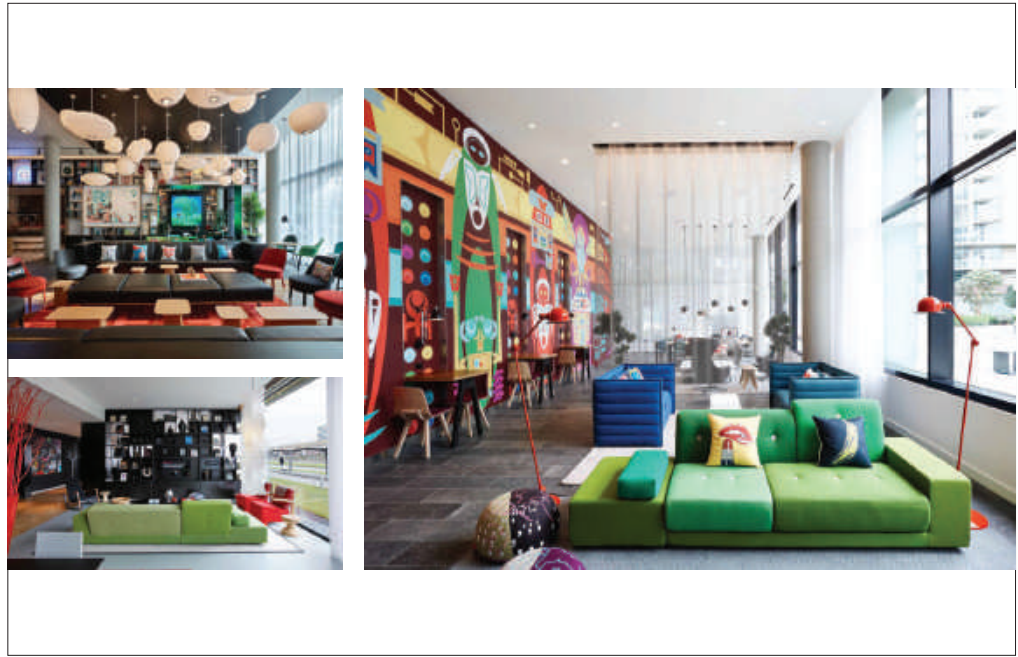












thank you