

HPB23-0603
Urban Forestry Review Comments - Narrative

Comment 1

The main issue is we need certain information in the plans, not in an arborist report. The tree protection must be shown in the plans. We also need an actual tree disposition chart in the plans as well. It shall show the tree number, then if it is to remain, remove, or relocate.

We have added a new sheet labeled L-00 "Tree Disposition Plan." This plan identifies each tree by number and indicates whether it is to remain, remove, or relocate. Tree protective fencing is likewise included on this plan and the city's standard detail for protective fencing is located on detail 4/L-03.

Comment 2

In the "tree planting schedule", it simply shows aspects of each species and the quantity. We need the specs of the actual trees to be installed, not the general specs for the species.

We have updated the Tree Planting Schedule on sheet L-02 to include actual tree height in lieu of a height range.

Sincerely,



Neal R. Deputy Architect
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Architecture - Development - Inspections

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Zoning Review Comments - Narrative

1. ZONING

a. The variance for the separation from a Contributing Structure is not applicable to single family zoning and can be eliminated.

We have omitted the variance request for separation from a Contributing Structure.

b. The following variances are required based upon the plans presented:

1. Variance 1: a variance to reduce the north interior side setback (7'-6" required, 5'-8" proposed).

A diagram illustrating the proposed side yard reduction is included within the Variance Exhibits within the Letter of Intent.

2. Variance 2: a variance to reduce the rear setback (22'-6" required, 5'-0" proposed).

A diagram illustrating the proposed rear yard setback reduction is included within the Variance Exhibits within the Letter of Intent.

3. Variance 3: a variance to exceed the maximum required lot coverage (30% maximum, proposed to be recalculated).

A diagram illustrating the proposed increase in maximum required lot coverage is included within the Variance Exhibits within the Letter of Intent. We are requesting 36.1% Lot coverage.

4. Variance 4: a variance to reduce the required rear yard open space area (70% landscaped open space required, estimated 59.51% provided).

A diagram illustrating the proposed reduction rear yard open space is included within the Variance Exhibits within the Letter of Intent. We are requesting 64.4% Lot coverage.

2. DEFICIENCIES IN PRESENTATION

a. Sheet EX-2: show the floor plan of the existing home in the lot coverage diagram.

We have included the floor plan of the existing residence on sheet EX-2.

b. Sheet EX-2: the existing exterior uncovered stairs at the front and side of the house and the new exterior uncovered stair between the buildings do not count as lot coverage.

We have made these corrections to sheet EX-2 and have updated the calculations

c. Sheet EX-2: the new covered parking area does not meet the minimum dimensions for a parking space and does not meet the requirements to be excluded from lot coverage and must be counted.

We have included the proposed Scooter & Bicycle Parking Area in our calculations on Sheet EX-2

d. Sheet EX-2: lot coverage includes all exterior walls. Per previous permit RV1807483, the lot coverage as of 2018 for the existing home was 2,029 sq. ft. and the new addition is approximately 681 sq ft (excluding the exterior stair between buildings) for a total lot coverage of approximately 2,710 sq. ft. or 36.1%. Please recalculate lot coverage and revise lot coverage diagram.

Per discussions, we are using the surveyor's calculation of area for the existing residence or 2,048 square feet. We have recalculated the lot coverage and revised the Lot Coverage Diagram Shdeet EX-2.

e. Sheets EX-3 & 4: please rename diagrams from net area to unit size.

Sheets EX-3 & EX-4 have been renamed Unit Size in lieu of net area.

f. Sheets EX-3 & 4: unit size includes all exterior walls. Please update diagrams and calculations.

Unit sizes on Sheet EX-3 & EX-4 have been revised to include all exterior walls and the area calculations have been updated.

g. Provide a rear yard open space diagram. Within the required rear yard (rear 22.5') at least 70% shall be sodded or landscaped area. Based on the plans provided it appears that only 59.51% open space has been provided (VARIANCE REQUIRED).

A Rear Yard open space diagram (Variance #4) has been included within the Variance Exhibits in the Letter of Intent. Our Diagram and calculations indicate an Open Space percentage of 64.4%.

h. Update the lot coverage and unit size calculations in the zoning legend.

We have updated the Zoning Legend on Sheet EX-1 to reflect the changes itemized above in all comments.

Sincerely,



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