



CITY OF SAN CARLOS

RESIDENTIAL DESIGN REVIEW COMMITTEE

June 2, 2008

6:00 PM

City Hall, Second Floor Room 207, 600 Elm Street, San Carlos, CA

www.cityofsancarlos.org

APPROVED MINUTES

ADVISORY

Lisa Costa Sanders, Principal Planner

COMMITTEE MEMBERS

Teri Shugart, Planning Commission

Bonnie McClure

Donna Higgins

I. MEETING CALLED TO ORDER

The meeting was called to order by Chair Shugart at 6:05 PM.

II. CONSENT ITEMS

M/S Higgins/McClure to approve the minutes for the May 19, 2008 meeting. Motion passed 3-0.

III. NEW ITEMS

Review of two proposed new 3,474 square foot two story residences located at 2622 Howard Avenue and 2630 Howard Avenue (APN 059-132-240).

Principal Planner Lisa Costa Sanders presented the item. Michael Yantos, Architect, reviewed the proposed building colors and materials.

Brian Lehnen, 2640 Howard, expressed concern with the size of the proposed homes. He feels the home is too large and would prefer the home be closer to 3,000 square feet.

Michael Yantos noted that the community is in transition with homeowners wanting larger homes. He noted the home recently approved along Hill Way is at 3,200 square feet.

Brian Lehnen stated that he spoke with two other neighbors who also felt the size of the home is too large.

Beatrice Baccaro, 2647 Thornhill, stated that there are too many mini mansions being built and would like to see the existing house preserved.

Committee member Higgins feel the new homes would be an improvement to the street, feels the design is in scale and will fit in well architecturally. She also stated that the proposed colors will blend in well with the site landscaping.

Committee member McClure stated that the new homes will be an improvement although she understands the concerns of the neighbors.

Committee member Shugart expressed concern that the homes are too similar in style and requested different garage door styles as well as different front yard landscaping and different walkway material or design.

Committee member McClure requested use of pavers for the driveway for Lot 20.

Committee member Shugart requested the applicant work with Mr. Lehnen on landscape screening between the properties.

M/S McClure/Higgins to approve Code Compliance Certificate to allow the construction of two new homes with the additional condition that the garage doors be different styles and pavers be utilized for the driveway at Lot 20. Motion passed 3-0.

Committee member Shugart advised of the 10-day appeal period.

Review of a proposed new 3,436 square foot two story residence at 905 Rosewood Avenue (APN 051-355-140).

Principal Planner, Lisa Costa Sanders presented the item noting staff concern with the design of the home and staffs recommendation to continue the item for redesign.

Karen, 904 Rosewood expressed concern with the two car garage and driveway. She noted that most of the homes in the neighborhood have either a one car garage or a detached garage at the rear of the property.

Dan Biermann, Designer, stated that he designed the home to reduce the mass from the street view with the second story setback on the lot.

Committee member Shugart asked if they could construct a detached two car garage at the rear of the lot. Mr. Biermann stated that they are trying to maintain a usable rear yard.

Jeffery Johnson, seller of the site, suggested they turn the garage with the driveway approach at the right side.

Committee member Shugart excused herself from the meeting at 7:00 pm.

Committee member McClure suggested the rear bedroom on the second floor be placed above the garage.

Committee member Higgins suggested pulling an architectural feature to the front of the home, possibly with a new short wall or fence.

Debbie, 909 Rosewood, stated that the home is too close to the street even if the two car garage is moved to the rear of the site.

M/S Higgins/McClure to continue the application for a redesign. Motion passed 2-0.

IV. REPORTS & GENERAL CORRESPONDENCE - None

V. PUBLIC COMMENT - None

VI. ADJOURNMENT

The meeting adjourned at 7:10 p.m.