

STUDY SESSION

DATE:

February 25, 2013

TO:

Planning Commission

FROM:

Tom Zanarini, Associate Planner

SUBJECT:

511 Lovell – Design Review – Robert Hatfield, Architect – Ashley & Bob

Sternfels, Owner- APN 027-106-46 - File PL13-4050

The proposed project is located within a RS-43 (Single Family Residential – 43,000 square foot lot size minimum) zoning district on a 109,088 square foot lot. The proposed project involves the removal of the existing 3,300 square foot house, construction of a new 6,286 square foot residence, a 428 square foot garage and a 400 square foot residential second unit. The main residences will contain five bedrooms and 7 ½ bathrooms.

Staff has identified the following project design features and the applicable design review guidelines that the Commission may choose to address further in the Study Session:

- <u>Design Guidelines #10 and 11</u>: Lawn size and terracing (Sheets L2, A9 and A10 of the project plans).
- <u>Design Guideline #17</u>: Width of the lower level mass (Sheet A8 of the project plans).
- <u>Design Guideline #17</u>: Patio terrace size (Sheets L2 and A4 of the project plans).
- Design Guideline #17: Size of garage with storage (Sheet A3 of the project plans).
- <u>Design Guideline #19</u>: Amount of glazing (windows) on the North Elevation (Sheet A8 of the project plans).

Attachment 1: Project Data Table

The following information will be given to the Planning Commission with your plans prior to the Study Session hearing. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface. If something is inapplicable to your project please leave that box blank.

Zoning:	126 43	Flood Zone:	
APN:	027.106.30		
% of the Exterior Walls and Roof which will be Removed:		Lot Aloa (ili sq. it.).	109,088
Project-Related	Allowed	Existing	
Property Information:		_xi3ti11g	Proposed
Residential Density			
Effective Lot Area*			
Lot Coverage			
Public and Private usable space			5.5% 5,994
Average Lot Slope at the Building Pad			n al
Floor Area:			2%
Lower Level of House			
Main Level of House	7000		2,713 10
Upper Level of House	1000		2,988 B
Garage	500		1° 640 P
Accessory Structure(s)	300		428 H
Second Unit(s)	500		
Total	8000		900H
Total counted in FAR	7000		7,169
Setbacks:	1000		6,34/*
Exterior Setback	15		
Side Yard Setback	is		15
Gide Yard Setback	15		15
lear Yard Setback	IS		15
dditional information:			15
leight MAY	25-35'		
ut			33.67
ill			1,480.00
n/Off-haul			1,480.0 a
npervious Surface			0
arking	2	6.9% 18,5164	13,5% 14,692

ctive Lot Area is the gross horizontal area of a lot minus any portion of the lot encumbered by a trail easement or recorded vay or roadway easement.