

Neighbor comments from CDRC Meeting July 8 2021;

The variances as requested and as noted on the plans, require more thought. Variances are put in place for many reasons and should be adhered to, particularly when new construction is considered on large infill lots. The structure should be modified to fit the lot per the existing setbacks regulations as well as to the design review/Planning and building codes and standards. - No variances are necessary.

It must be pointed out that, but it not for the enormity of the proposed structure, variances would not be required on such a large building lot. Neighbors should have the reasonable expectation that any proposed structure on such a large size building lot should adhere to the standard planning and building codes. Furthermore, any variances granted may be to the detriment of the neighbors.

The variances and more specifically the effects of the overwhelming mass of the structure, coupled with the lot placement (close proximity to neighbors') negatively impacts neighboring properties in many ways, blocking out the sun, privacy concerns, possible re-sale repercussions, just to name a few.

Also, specific to the concern of the neighbor located West at 844 Cedar Street, the placement of two PG&E utility poles in the easement on the property line is not conducive to upgraded building standards or neighbor fire safety - underground cable must be considered as the better and safer option, particularly when you take into consideration how much time and effort is required to maintain branches and trees near overhead wires (this project is literally being built in a forest).

Note; The existing neighbors fencing is the sole property of existing homes /neighbors. The project developer and or land owner is to be advised that existing fences should not be considered shared and thus the fencing should not be used or disturbed in any manner and or without the owner's permission.

CDRC suggested considerations - follow-up comments;

If the project proposal where to continue with the existing structure, more attention is required to the following;

1-3. - the reduction of scale and mass, specifically the roof over garage to be toned down, bringing the roof line down to gutters and breaking up the of sheer walls with improved facade articulation.

4,5. Overly repetitive single use building material / façade siding is being used, it is too monotone. To break up the monotonous **there should be more texture/style achieved through adding different exterior finish materials and or colors.**

7. Height- Though the height is with in regulations, in this instance the height is adding to the sheer mass of the structure and thus **the height should be lowered** - structure heights are typically evaluated and scrutinized for other local areas and or in this instance when there are projects of mass size.

