



February 22nd, 2023

Dear Commissioners,

I would like to share the summary of the comments from the Feb 1st DRC meeting for the project #SC22-0035 at 825 Parma Way, and how we plan to address or mitigate them.

1. Plate Height of the 2nd Floor Primary Bedroom shall be reduced by 1' to 9' 6" - **RESOLVED**
 - The plate height has been reduced as recommended. The window is also reduced accordingly. The overall plate height of the 2nd floor remains as 8' 6".
2. Window Trims shall be added to all sides for consistency - **RESOLVED**
 - Window trims are added to all four sides as recommended.
3. Asymmetry of the porch placement – **MITIGATION PROPOSED**
 - The proposed mitigation is to place the new front yard tree in front of the porch to potentially block or diminish the concern regarding the asymmetry of the porch.
 - We had worked with the homeowner to make several attempts to relocate the porch but it has resulted in other problems:
 - Enlarging the porch to center it prohibits to meet the required sill height of the egress window in the primary bedroom.
 - The structural requirement is to align the garage wall with the upstairs bedroom wall, so we are left with little flexibility in adjusting the floor plan to relocate the porch.
 - The current floor plan meets all of the homeowner's preferences and requirements for a new home that the family wishes to live in for decades to come. Relocating the porch will result in redesigning the entire floor plan.
4. A front Yard Tree shall be added (neighbor feedback) - **RESOLVED**
 - A 15-gallon tree from the City's Street Tree list to be planted in the front yard, as recommended.
5. Privacy Screening trees shall be added to the north side (neighbor feedback) - **MITIGATION PROPOSED**
 - The 805 Parma neighbor had initially agreed and signed the outreach consent letter. Later, they proposed to plant six 15-gal tall trees as privacy screening.
 - There are many heritage trees in the rear yard and the new front yard tree is proposed. The homeowner hopes for low profile & maintenance side yard while ensuring no privacy issues for the neighbor by making the following changes:
 - The window in upstairs bedroom #2 facing north has been deleted.
 - The window in upstairs bathroom facing north already has 5' sill height. Additionally, we are proposing it to be obscured casement window that opens towards front which will have no view of the neighbor's bedroom.
 - Install a new (up to) 8' fence w/ lattice.

We will present more details during the DRC meeting on March 1st. We look forward to the approval of the project, and thank you for taking your time to review and consider the proposed plan.

Best Regards,

Jenny Kang & Hau-Ching Liao
Designer & Architect

