



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 08/24/2022

ITEM NO: 2

DATE: August 19, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider an Appeal of the Development Review Committee Decision to Approve a Request for Construction of a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. **Located at 17291 Wedgewood Avenue.** APN 409-14-013. Architecture and Site Application S-21-027. PROPERTY OWNER: Young Kim. APPLICANT: Edick Lazari. APPELLANT: Douglas Scott Maynard. PROJECT PLANNER: Sean Mullin.

RECOMMENDATION:

Deny the appeal of the Development Review Committee (DRC) decision to approve the construction of a new single-family residence and site improvements requiring a Grading Permit on property zoned R-1:8.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8
Applicable Plans & Standards: General Plan; Residential Design Guidelines
Parcel Size: Gross: 14,065 square feet (0.32 acres)
Net: 12,225 square feet (0.28 acres)

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Single-Family Residential	Low Density Residential	R-1:8
South	Open Space/Recreation	Open Space	R-1:20
East	Single-Family Residential	Low Density Residential	R-1:8
West	Single-Family Residential	Low Density Residential	R-1:8

PREPARED BY: SEAN MULLIN, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in compliance with the Residential Design Guidelines.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the northwest corner of the intersection of Wedgewood Avenue and Browns Lane (Exhibit 1). The property is currently developed with a single-story residence of approximately 720 square feet.

On July 12, 2022, the DRC considered a request for construction of a new single-family residence and site improvements requiring a Grading Permit on the subject property (Exhibit 4). Following a summary of the project from staff, a presentation of the project from the applicant, and public comments from neighbors including the appellant, the DRC made the required Findings and Considerations and unanimously approved the application with modified Conditions of Approval (Exhibit 5).

On July 22, 2022, the property owner of 17323 Wedgewood Avenue Drive appealed the decision of the Committee (Exhibit 6). The appeal form lists an additional address for the appellant at 14344 La Rinconada Drive, which is owned by William Maynard. The appellant notes that this is their son and that the two properties connect, sharing their rear yards. The appeal form was submitted and signed solely by the owner of 17323 Wedgewood Avenue, Douglas Scott Maynard, herein referred to as the appellant.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the northwest corner of the intersection of Wedgewood Avenue and Browns Lane (Exhibit 1). The property is currently developed with a single-story residence of approximately 720 square feet. The surrounding properties are single-family residential and open space/recreation uses.

B. Project Summary

The applicant is requesting approval for construction of a new single-family residence and site improvements requiring a Grading Permit (Exhibit 14). The DRC approved the application on July 12, 2022 (Exhibit 5). The property owner of 17323 Wedgewood Avenue is appealing the DRC's approval of the application (Exhibit 6). The property owner's response to the appeal is included as Exhibit 7.

C. Zoning Compliance

A single-family residence is permitted in the R-1:8 zone. The proposed residence is in compliance with the zoning regulations for allowable floor area, height, setbacks, and on-site parking requirements for the property.

DISCUSSION:

A. Architecture and Site Analysis

The subject property is located on the north side of Wedgewood Avenue having a gross lot area of 14,065 square feet. The proposed development requires that 30 feet be dedicated to the Town along Wedgewood Avenue for future right-of way improvements. The net lot area after dedication will be 12,225 square feet.

The applicant proposes construction of a new 2,585-square foot, two-story residence with an attached 774-square foot garage (Exhibit 14). The project proposes a residence with traditional forms and exterior materials including a composition roof, cementitious board lap siding, window trim, and exposed gable trusses at the garage and front entry. The applicant provided a Written Description and a Letter of Justification detailing the project (Exhibits 8 and 9). The residence includes 900 square feet of below-grade area that does not count toward the allowed floor area for the property, and a 774-square foot attached garage. A summary of the floor area for the proposed residence is included in the table on the following page.

DISCUSSION (continued):

Floor Areas	
Main Floor	1,325 sf
Upper Floor	1,260 sf
Below-grade	900 sf
Garage	774 sf

The proposed residence would be sited on the southern portion of the property, in front of the existing residence, which would be converted into an accessory dwelling unit (ADU). The maximum height of the proposed residence is 28 feet, where a maximum of 30 feet is allowed by the Town Code. A new driveway would provide access from the north side of Wedgewood Avenue serving the attached garage. The project requires a Grading Permit for site improvements including earthwork quantities exceeding 50 cubic yards.

B. Building Design

The applicant proposes a residence with traditional forms and materials, including a composition roof, cementitious board lap siding, window trim, and exposed gable trusses at the garage and front entry (Exhibit 14). The residence primarily includes hipped roof forms, with two gable end roof forms on the front elevation above the entry and the garage with exposed trusses. The partial second-story steps in from the first floor adding to the articulation of the residence. The main floor of the residence includes the primary living areas, a bedroom suite, an office, and the garage. The second floor includes an additional bedroom and a main bedroom suite with a balcony on the front elevation.

The proposed residence was reviewed by the Town's Consulting Architect on August 27, 2021 (Exhibit 10). The Consulting Architect remarked that the project is modest in size, with an overall mass and articulation sympathetic to the immediate neighborhood. The Consulting Architect identified several issues with the project that were inconsistent with the Residential Design Guidelines and provided six recommendations for design changes to increase consistency with the Residential Design Guidelines. The Consulting Architect's recommendations are provided below, followed by a summary of the applicant's response in *italics*.

1. Lower the entry gable eave line to match the remainder of the first floor.

The entry gable eave line was lowered by approximately one-foot, three-inches to match the first-floor eave line.

DISCUSSION (continued):

2. Increase the entry roof projection.

The easternmost post supporting the entry roof is located at the limit of the front setback; therefore, extending the entry roof further forward was not possible. To address the Consulting Architect's recommendations, the front wall of the kitchen was moved back resulting in the entry roof projection increasing by approximately one-foot, five-inches.

3. Increase the roof slope of the entry gable.

The entry gable roof slope was increased from 5:12 to 8:12.

4. Reduce the second-floor balcony size and better integrate it into the overall design by continuing the first-floor eave and sloped roof across its frontage.

The depth of the balcony was reduced by approximately 50 percent, from 19 feet, eight inches, to nine feet, 11 inches. By reducing the depth of the balcony, the applicant was able to extend the pitched roof above the first floor across the front elevation, integrating the balcony into the front of the residence.

5. Consider increasing all roof overhangs.

Typical eave depths were increased from eight inches to one-foot, four inches.

6. Recess the garage door consistent with Residential Design Guideline 3.4.1

The garage door was recessed one-foot from the garage façade.

The applicant responded to the Consulting Architect's issues and recommendations through design revisions. Staff determined that the applicant adequately addressed all issues and recommendations raised in the Consulting Architect's report.

C. Neighborhood Compatibility

Pursuant to the Town Code, the subject property includes a maximum allowable floor area of 3,545 square feet for the residence and 978 square feet for a garage. The table on the following page reflects the current conditions of the homes in the immediate area and the proposed project.

DISCUSSION (continued):

FAR Comparison - Neighborhood Analysis							
Address	Zoning	Lot Area SF	Residential SF	Garage SF	Total SF	FAR	No. of Stories
14330 Browns Ln	R-1:8	13,392	2,487	625	3,112	0.19	1
14331 Browns Ln	R-1:8	9,518	1,247	0	1,247	0.19	1
14340 Browns Ln	R-1:8	6,459	748	440	1,188	0.12	1
14341 Browns Ln	R-1:8	8,884	1,046	400	1,446	0.11	1
17265 Wedgewood Ave	R-1:8	6,841	2,617	435	3,052	0.29	2
17275 Wedgewood Ave	R-1:8	6,514	574	418	992	0.09	1
17311 Wedgewood Ave	R-1:8	8,703	2,339	440	2,779	0.27	2
17323 Wedgewood Ave	R-1:8	9,797	2,430	713	3,143	0.26	1
17291 Wedgewood Ave (E)	R-1:8	14,065	720	0	720	0.05	1
17291 Wedgewood Ave (P)	R-1:8	12,225	2,585	774	3,359	0.21	2

The properties in the immediate neighborhood are developed with one- and two-story residences and include a mix of architectural styles. The property sizes within the immediate neighborhood range from 6,459 square feet to 13,392 square feet. Based on Town and County records, the square footage of the residences located in the immediate neighborhood range from 574 square feet to 2,617 square feet. The applicant is proposing a 2,585-square foot residence with an attached 774-square foot garage on a 12,225-square foot parcel. The proposed project would be the second largest in terms of square footage and fourth largest in terms of FAR.

D. Tree Impacts

The development plans were reviewed by the Town's Consulting Arborist on September 9, 2021 (Exhibit 11). The Consulting Arborist inventoried eight protected trees within the project area and made recommendations for their preservation. The applicant responded to the recommendations of the Consulting Arborist by locating the proposed utilities outside of the driplines of the existing trees and adjusting the grading and driveway plans to limit impacts to the existing trees. No trees are proposed for removal.

Tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Arborist recommendations for tree protection have been included in the Conditions of Approval to mitigate impacts to protected trees (Exhibit 3).

E. Grading

The project includes site improvements with grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The new driveway and site contouring would

DISCUSSION (continued):

require 52 cubic yards of fill. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 3).

F. Neighbor Outreach

The owners have indicated that they contacted the surrounding neighbors to discuss the proposed project. A summary of their outreach efforts is included as Exhibit 12.

G. Development Review Committee

On July 12, 2022, the DRC considered a request for construction of a new single-family residence and site improvements requiring a Grading Permit on the subject property (Exhibit 4). The applicant submitted a Project Description and Letter of Justification for the project (Exhibits 8 and 9). The Committee received a summary of the project from staff, a presentation of the project from the applicant, and public comments from neighbors including the appellant (Exhibit 4). Staff provided clarification on a number of items raised during public comment and the DRC made the required Findings and Considerations and approved the request with modified Conditions of Approval (Exhibit 5).

H. Appeal to Planning Commission

The decision of the DRC was appealed by the property owner of 17323 Wedgewood Avenue, Douglas Scott Maynard, on July 22, 2022 (Exhibit 6). The property owner's detailed response to the appeal is included as Exhibit 7.

Pursuant to Section 29.20.257 of the Town Code, the decision of the DRC may be appealed to the Planning Commission by any interested party as defined by Section 29.10.020 within 10 days of the decision. For residential projects an interested person is defined as, "a person or entity who owns property or resides within 1,000 feet of a property for which a decision has been rendered and can demonstrate that their property will be injured by the decision." The appellant meets these requirements.

Pursuant to Town Code Section 29.20.265, the appeal shall be set for the first regular meeting of the Planning Commission in which the business of Planning Commission will permit, more than five (5) days after the date of filing the appeal. The Planning Commission may hear the matter anew and render a new decision and/or impose additional Conditions of Approval in the matter.

DISCUSSION (continued):

The appellant states that the appeal should be granted to preserve their privacy, the neighborhood character, and the peace and quiet of the neighborhood (Exhibit 6). The appellant's letter raises eight points in support of their appeal:

- The proposed residence impacts their privacy and the DRC's approval did not adequately address these concerns;
- The two-story residence is not compatible with the immediate neighborhood;
- The Brutalist design of the residence should not be permitted;
- It is the intent of property owner to create four rental units;
- The immediate neighborhood was not defined correctly;
- The proposed residence will increase freeway noise to the neighborhood;
- There are other options available to the property owner other than a two-story residence; and
- There is a history of unpermitted work.

The property owner's response to the appeal is included as Exhibit 7. Staff's analysis of each of these eight points is provided below.

The proposed residence impacts their privacy and the DRC's approval did not adequately address these concerns.

The appellant states that the proposed residence will have privacy impacts on their backyard/swimming pool area and that the DRC's approval with conditions does not adequately address these concerns. Letters from the appellant and a neighboring property owner expressing this concern were forwarded to the DRC ahead of the hearing on July 12, 2022. These letters are included in the appeal documents (Exhibit 6). The authors of the letters spoke at the hearing during public testimony. Staff provided clarification on a number of items raised during public testimony and the DRC made the required Findings and Considerations to approve the request with two additional conditions addressing the privacy concern (Exhibit 5). The Conditions of Approval, as reflected in Exhibit 3 require that the second-floor bathroom window on the left (west) side elevation use obscured or frosted glass and that mature trees be planted along the property line shared by the applicant and the appellant.

The two-story residence is not compatible with the immediate neighborhood.

The appellant states that the neighborhood is a one-story neighborhood and that all the residences in the entire neighborhood are one-story residences except those abutting Highway 85 and others east of the subject property. As indicated by staff at the hearing on July 12, 2022, there are no neighborhoods in the Town that are restricted to one-story

DISCUSSION (continued):

residences (Exhibit 4). During review of the application, staff evaluated the surrounding and immediate neighborhoods to establish the locations of other two-story residences. The Town's Residential Design Guidelines recognizes the immediate neighborhood as those properties where nearby homeowners are most likely to be confronted with the new house or addition on a daily basis, and where other residents driving by are most likely to see the new structure in the context of the nearby homes. As shown in Exhibit 13, the immediate neighborhood includes two two-story residences located at 17265 and 17311 Wedgewood Avenue. The proposed residence would not be the first two-story residence in the immediate neighborhood. Four other two-story residences are located east of the immediate neighborhood along Wedgewood Avenue. These two-story residences, along with the proposed residence, would be confronted by the surrounding property owners on a daily basis and the proposed residence would be seen in the context of these nearby two-story residences.

The appellant also states that the applicant lied in their application and during the hearing on July 12, 2022, by indicating that the residence located at 17311 Wedgewood Avenue, immediately west of the subject property, is a two-story residence. While evaluating the application, staff reviewed Town records for this property and found that a Notice of Violation for illegal construction that occurred around 1998 was filed on March 12, 2000, including:

- Conversion of existing attic space in the residence into habitable area (705 sf), addition of stairs, and interior improvements; and
- Construction of a habitable loft area in the detached garage with a maximum building height of 17 feet.

A new second-story addition on a residence requires Town approval of a discretionary permit, called a Minor Residential Development application at the time that the work occurred. Additionally, the Town Code limits accessory structures to a single story with a maximum height of 15 feet. To remedy the violation, the owner of 17311 Wedgewood Avenue applied for approval of a second-story addition on the residence on June 25, 1999. Following issuance of public notice, which included the appellant, the request was approved on August 16, 1999, with the condition that the detached garage be brought into compliance by removing the habitable loft and lowering the roof so that the maximum height of the garage does not exceed 15 feet. Building permits for the work on the residence and garage were issued on February 5, 2002. The residence was finalized on August 16, 2002, and the garage was finalized on November 17, 2003. The residence at 17311 Wedgewood Avenue meets the Town standards of a two-story residence.

Lastly, as detailed above, the proposed residence was reviewed by the Town's Consulting Architect on August 27, 2021 (Exhibit 10). The Consulting Architect remarked that the site is

DISCUSSION (continued):

located in an older neighborhood containing a mix of one and two-story residences and that new residences are beginning to replace smaller, older residences. Further, the Consulting Architect remarked that the project is modest in size, with an overall mass and articulation sympathetic to the immediate neighborhood. The Consulting Architect identified several issues with the project that were inconsistent with the Residential Design Guidelines and provided recommendations for design changes to increase consistency with the Residential Design Guidelines. In response, the applicant incorporated all recommendations into the revised design of the residence.

The Brutalist design of the residence should not be permitted.

The appellant states that the 'Brutalist' design does not include second-story windows on the right (east) elevation and only one bathroom window on the left (west) elevation, resulting in the appearance of a prison cell block. The applicant indicated to staff that second-story windows were not included on the side elevations to avoid privacy impacts to neighboring properties. The applicant agreed to obscuring or frosting the glass of the second-story bathroom window on the left (west) elevation to increase privacy. Further, the proposed residence includes a pitched roof with projecting eaves, an articulated second story, and traditional residential materials including a composition roof, cementitious board lap siding, window trim, and exposed gable trusses at the garage and front entry.

As detailed above, the proposed residence was reviewed by the Town's Consulting Architect on August 27, 2021 (Exhibit 10). The Consulting Architect provided six recommendations for design changes to increase consistency with the Residential Design Guidelines. The applicant responded to the Consulting Architect's issues and recommendations through design revisions. Staff determined that the applicant adequately addressed all issues and recommendations raised in the Consulting Architect's report.

It is the intent of property owner to create four rental units.

The appellant states that it is the intent of the property owner to create four residential units on the property through construction of the proposed residence, permitted conversion of the existing residence into an ADU, and unpermitted conversion of the below-grade area beneath the new residence and a portion of the garage into two additional living units. The subject property is zoned R-1:8 (Single-family residential, 8,000 square-foot minimum). The R-1 single-family residential zone allows for one single-family residence, and the Town's ADU Ordinance allows for an ADU and a Junior ADU. The sizes of the residence and ADU/JADU are controlled by the nominal size limitations included in the Town Code and summarized in the table on the following page.

DISCUSSION (continued):**Summary of Development**

	Maximum Allowed	Existing	Proposed
Residence	3,545 sf	720 sf	2,585 sf
Garage	978 sf	0 sf	774 sf
ADU/JADU	1,200 sf	0 sf	720 sf Converted residence

The subject Architecture and Site application includes a proposal to construct a new single-family residence. In the application materials, the applicant disclosed their intent to convert the existing 720-square foot residence to an ADU. While not the subject of this Architecture and Site application, a condition was included in the DRC's approval requiring the existing residence be converted to an ADU (Exhibit 3). By converting the existing residence into an ADU, the size of the existing residence would be attributed to the property's ADU allowance of 1,200 square feet. Therefore, the conversion of the existing residence into an ADU does not impact the property's nominal limit for a residence since the floor area limitations for an ADU and a residence are mutually exclusive. Should the property owner wish to introduce a JADU to the property in the future, this could be achieved with approval of an ADU permit and a Building Permit, both ministerial actions not subject to review by the Planning Commission or DRC.

Below-grade square footage is common with new residential projects in the Town. The proposed below-grade area does not count toward the maximum allowed floor area for the property. The Building Code requires light/air/egress light wells be provided for below-grade areas and it is common that residential light wells include stairs in place of a ladder as the means of emergency access to the surface. The Town Code does not limit the size of light wells when they are located within the required building setbacks, as is the case with the proposed residence. The proposed residence includes a 900 square feet of below-grade square footage with a single light well on the north side of the residence measuring 16-feet, nine-inches, by seven-feet, eight-inches. The light well includes a staircase providing access from the below-grade area to the surface above. The floor plan for the below-grade area includes an approximately 565-square foot open room with a sink and countertop, a full bathroom, and two unlabeled rooms of approximately 54 and 27 square feet. No cooking facilities are proposed. The floor plan of the below-grade area does not meet the requirements of an ADU.

The maximum allowed garage size for the subject property is 978 square feet. The applicant is proposing a 774-square foot garage. The minimum interior clear dimensions for two parking spaces within a garage is 20 feet by 20 feet. It is common for a single-family development proposal in the Town to include garages with sizes exceeding the minimum required parking area, which allows for other garage uses such as storage. Inclusion of a

DISCUSSION (continued):

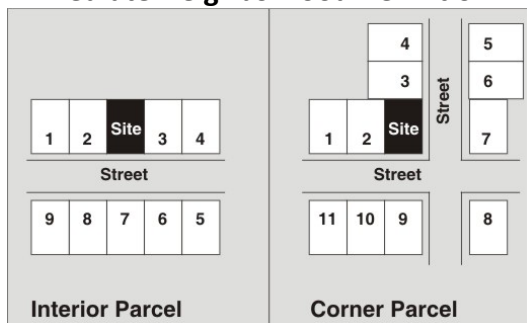
utility sink within a garage is also common. The floor plan of the garage does not meet the requirements of an ADU.

Any future work requiring a permit and/or the creation of a living unit completed without first obtaining the necessary entitlements and permits is subject to the Town's Code Compliance process.

The immediate neighborhood was not defined correctly.

The appellant states that their property (17323 Wedgewood Avenue) and their son's property (14344 La Rinconada Drive) are located within the immediate neighborhood. The Town's Residential Design Guidelines recognizes the immediate neighborhood as those properties where nearby homeowners are most likely to be confronted with the new house or addition on a daily basis, and where other residents driving by are most likely to see the new structure in the context of the nearby homes. The following diagram from the Residential Design Guidelines shows two interpretations of the immediate neighborhood in a standard subdivision.

Immediate Neighborhood Definition



Source: Residential Design Guidelines, Section 1.6

The subject property is located in an older neighborhood with an irregular subdivision pattern with a golf course on the southern edge. In determining the immediate neighborhood for the subject property, staff endeavored to include those properties that would be confronted on a daily basis by surrounding residents. With no residential properties located across Wedgewood Avenue, the immediate neighborhood was limited to properties on the north side of Wedgewood Avenue. The subject property is located on the corner of Wedgewood Avenue and Browns Lane. The immediate neighborhood includes the appellant's property, but not their son's property. Exhibit 13 includes the surrounding and immediate neighborhoods.

DISCUSSION (continued):

The proposed residence will increase freeway noise to the neighborhood.

The appellant states that the addition of a two-story residence will increase the freeway noise for all residents north of the subject property. The appellant requests that, if a two-story residence is considered, the applicant should be required to pay for a neutral scientific study of the impact of freeway noise bouncing off the back of the proposed residence. The Town does not require noise impact studies for single-family residential projects. The Planning Commission may hear the matter anew and render a new decision or include additional conditions if merit is found in the appeal.

There are other options available to the property owner other than a two-story residence.

The appellant states that the applicant has other options other than the proposed two-story residence. The properties in the immediate neighborhood are developed with one- and two-story residences and include a mix of architectural styles. The net lot area of the subject property after the required street dedication is 12,225 square feet. The lot is currently developed with a 720-square foot, single-story residence. The applicant proposes to construct a new two-story residence and convert the existing residence to an ADU. While there is myriad of other options available to the applicant, this is the proposal under review of this application. Staff, including Planning, Building, Engineering, Fire, Consulting Architect, and Consulting Arborist, have reviewed the application and deemed it complete. The proposed project was approved by the DRC on July 12, 2022. The Planning Commission may hear the matter anew and render a new decision or include additional conditions if merit is found in the appeal.

There is a history of unpermitted work.

Upon receipt of the appellant's letter dated July 5, 2022, in which the appellant states that the property owner had completed work on their property without the benefit of permits, Planning staff, the Town Arborist, and the Code Compliance Officer conducted a site visit at the subject property. Staff determined that interior improvements to the kitchen and the enclosing of a patio were completed without permits. The Town Arborist determined that the tree pruning that had occurred did not require a permit. As reflected in Exhibit 3, the DRC's approval included a condition that all permits required for any work found to be completed without the benefit of permits be obtained and any fees and penalties be paid prior to issuance of a Building or Grading permit for the project.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comment.

ENVIRONMENTAL REVIEW:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

CONCLUSION:

A. Summary

The property owner of 17323 Wedgewood Avenue is appealing the DRC approval of the application and requests that the appeal be granted in order to preserve their privacy, the neighborhood character, and the peace and quiet of the neighborhood (Exhibit 6). The property owner's response to the appeal is included as Exhibit 7.

B. Recommendation

Based on the analysis provided in this report, staff recommends that the Planning Commission deny the appeal and uphold the DRC approval of the Architecture and Site application by making the required Findings and Considerations included in Exhibit 2 and subject to the recommended Conditions of Approval in Exhibit 3.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Grant the appeal and deny the application; or
3. Approve the application with additional and/or modified conditions.

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SUBJECT: 17291 Wedgewood Avenue

DATE: August 19, 2022

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Development Review Committee Meeting Minutes for July 12, 2022
5. Development Review Committee Action Letter, July 12, 2022
6. Appeal of the Historic Preservation Committee, received July 22, 2022
7. Property owner's response to the appeal, received August 4, 2022
8. Project Description
9. Letter of Justification
10. Consulting Architect Report
11. Consulting Arborist Report
12. Neighbor outreach
13. Neighborhood Exhibit
14. Development Plans

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