

The committee convened at 7:03 p.m. with members Sandi Genser-Maack, Dolores Hembree, Felix Hunziker, James Johnson, Martha Seymour, Michael Warren and Jerry Rasmussen (pro-tem Chair) present.

1. Second story addition at 3624 Andrade Avenue -- conditionally approved.

Noli Jinon, owner, presented her proposal to add two bedrooms and bath above rear of a 1200 sq. ft. single-family dwelling. The existing one-car garage would be enclosed as living area and the east side yard widened to 9' for rear yard vehicle access to a future "one or two-car garage."

An opposition letter from a neighbor objected primarily to the three car parking problems worsening. The lot-long driveway will provide only tandem parking, or with a two-car garage, reduce rear yard open space well below the required 600 sq. ft.

After a short discussion, the Committee voted 6 - 0 - 1 (Seymour abstained) to approve the proposal subject to four conditions:

- a. One or more street trees shall be provided in accordance with City specs.
- b. Existing curb cut and driveway shall be removed.
- c. At least two non-tandem, conforming parking spaces shall be provided.
- d. At least 600 sq. ft. interior yard space shall be maintained.

2. Forty foot tall, freeway-oriented illuminated display sign at 12411 San Pablo Avenue -- approved in concept.

Ray Smith, owner of the two-story office building at this site, presented his proposal to modify the existing sign. Although dimensions of the two-faced 40' tall structure would remain, he said, various other parameters are still being explored.

Discussion focussed on pros and cons of freeway impacts as well as impacts on the San Pablo Avenue street scene. The question of precedent, in particular for the three nearby similarly situated freeway adjacent sites, as well as possible need of a variance was raised. The Committee voted 5 - 2 (Rasmussen, Hunziker against) to endorse the concept, with the understanding that Mr. Smith would return when the project details are better resolved.

3. Five-foot tall fence at sidewalk line of corner lot at 2886 Lincoln Avenue -- conditionally approved.

Norma and Jose Magana, owners, presented photos and a drawing of their newly built, non-conforming fence, saying they had not known of the 4' height limit until after building the fence.

Acknowledging that the fence is well built and handsome, the Committee asked only that some mitigation be provided. They voted 7 - 0 to approve a height exception subject to three conditions:

- a. A formal height exception shall be obtained.
- b. Three or more street trees, two on the long and one the short frontage, shall be installed in accordance with City specs.
- c. The lights atop the posts shall be no brighter than frosted 25 watt bulbs and shall be on no later than 10:00 p.m. daily.

4. Two-story addition at rear of dwelling at 2919 Garvin Avenue -- conditionally approved.

Matt Kennedy, designer, presented his proposal to expand a one-story single-family dwelling, adding a first floor family room and a master bedroom and bath above.

The Committee was quite concerned that this addition, at the 30th Street side yard, will look quite prominently awkward and unbalanced. Adding to this odd, lop-sided appearance, is the lack of an eave at the north roofline and the strange placement of windows. The flat roof of the existing structure would be replaced by a shallow gable or hiproof to match the addition. Some minor cosmetic changes were suggested, but will do little to reduce major visual impact on the streetscape.

By 7 - 0 vote, the Committee voted to recommend approval subject to three conditions:

- a. The new 30th Street windows shall be reconfigured to better align with each other.
- b. The north facade shall be redesigned or a variance obtained to allow for visual balance at the eave line.
- c. Three or more street trees, two on 30th St., shall be installed in accord with City specs.

5. Add second (attached) two-story dwelling unit at 445 29th Street -- disapproved.

Eddy Cheung presented his revised proposal to add a 1300 sq. ft. second unit adjoining the rear wall of a one-story single-family dwelling. A one-car garage is proposed adjacent to the new unit.

The Committee expressed concern that this new design may be worse than the prior, detached versions. They questioned many aspects of the project. Does it satisfy minimum standards for parking and interior yard? About 60% of the front yard is used for driveway or parking. The new unit is only 10' from the rear lot line, for 56% of the lot width; another 11' of garage width is less than 12' from the rear lot line. Overall the aesthetics, both building design and siting, were thought to be substandard, with a negative impact on the surrounding neighborhood.

The Committee voted unanimously (7 - 0) to recommend disapproval of this project.

The Committee adjourned at 9:10 p.m., to reconvene on 26 June, the fourth Monday.