

**APPROVED MINUTES OF THE REGULAR MEETING OF  
THE ADMINISTRATIVE HEARING HELD ON June 13, 2019**

ROLL CALL

Hearing Officer present: Ben Fu, Acting Community Development Director

Staff present: Ellen Yau, Associate Planner

Applicant(s) present: Steven Dauber, property owner

APPROVAL OF MINUTES:

1. May 23, 2019

The minutes of May 23, 2019 were approved as written

POSTPONEMENTS/REMOVAL FROM CALENDAR:

None

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATIONS:

None

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PUBLIC MEETING ITEMS:

2. Application No.(s): ASA-2019-03

Applicant: Steve Dauber (Dauber residence)

Location: 10367 Heney Creek Pl APN# 342-48-027

Architectural and Site approval to allow a 77 square foot addition and modifications to the façade material for a single family residence located in a Planned Development Zone

*Administrative Hearing Officer's decision final unless appealed.*

Staff member Yau addressed the Hearing Officer. The project site is located in a Planned Development that was originally approved in 1977. The property owner would like to update the entire façade of the home and enclose a balcony and a rear alcove area. This will increase the square footage by 77 square feet. The Planned Development has a zoning designation that includes Hillside Intent. This designation means that the home's exterior should be harmonious with the surrounding landscape in color and textures. The homeowner is proposing rock veneer, HardiePlank siding and painted neutral tones over stucco. The current exterior is largely wood siding so the HardiePlank is very similar in design, but more durable.

The proposed exterior changes are still in keeping with the look and style of the neighborhood. The project was reviewed by other City departments, notices were sent to the neighbors and the property owner also reached out to his neighbors. Because the project site is the rear home on a tree covered flag lot, the visual impacts are minimal.

The hearing officer asked for clarification that the height and footprint of the home were not changing. He also asked for the distance between the balcony (to be enclosed) and the adjacent home. Staff member Yau stated that it was about 50 feet. He asked the property owner about the outreach he conducted with his neighbors. Mr. Dauber said he emailed all of the 37 homes in the subdivision to ask how they felt about replacing some of the wood siding with stucco. He received 10 responses, 9 of these were in favor. His immediate neighbor was unable to attend tonight's meeting, but does not have any issues with the façade changes.

The Hearing Officer opened the public comment period.

There were no speakers.

The Hearing Officer closed the comment period.

The Hearing Officer thanked the applicant for working with Staff through the process. He appreciated the work that the architect did to provide drawings that were easy to read and informational. The Hearing Officer supported the project as it maintains the original intent of the Planned Development's style and preserved the overall feel of the neighborhood.

DECISION: The application was approved by the Hearing Officer per the Draft Resolution

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## ADJOURNMENT

Respectfully submitted:

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Beth Ebben

Deputy Board Clerk