



Public Comment Received for:
Item 2: 1242 Dover Lane
(PRE2022-00158)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Ron and Lexi Hirst	x	

From: [ronhirst](#)
To: [Community_Development_HLCsecretary](#)
Subject: Public Comment on 9.28.22 Agenda item: 1242 Dover Lane
Date: Sunday, September 25, 2022 4:13:23 PM

EXTERNAL

re:

1242 DOVER LN

Assessor's Parcel Number: 019-203-002

Zone: RS-15

Application Number: PRE2022-00158

Owner: Phelps Family Trust

William Phelps, Trustee

Applicant: Will Sofrin, Will Sofrin Inc

Hello HLC,

We are immediate neighbors located at **1246 Dover Lane** and have the following questions. The answers are not clear to us in the existing application and its accompanying architectural drawings.

1. The Special ADU is described in the applicant Narrative as being proposed for the southwest corner of the lot, but appears from architectural drawings to be proposed in the southeast corner. Is the Narrative wrong about the location?
2. Will the described, but separate, Swimming Pool project be considered as part of the review of the changes proposed in this application? If not, where are the cumulative design and construction impacts being reviewed? From our understanding it is possible the pool project will have potential impacts to open yard area, excavation and refill cubic yardage, and oak tree root removal. Some additional clarity about the swimming pool project would be appreciated.
3. It is unclear in the plans what amount of yard will be excavated for the ADU and Swimming Pool. Please clarify the cubic yardage and depth of excavation. See Proposed Site Plan A2.9, which might indicate an 8 foot excavation.
4. There are 2 oaks at the southeast corner. One is on 1242 property and is shown on A1.0 and is 2 ft. diameter. The other, located adjacent on our 1246 property, is 3 foot diameter. There is also a 4 ft. diameter Calif. Coast Redwood bordering the southeast corner. Will the proposed Swimming Pool and ADU in the southeast corner have excavations that impact the tree roots and the health of the trees?
5. The oak tree at southeast corner of 1242 property has limbs that are 10 to 14 feet above ground and in the air space where the ADU with 14 ft. roof is proposed. Would removal of those limbs or other overhanging limbs impact the health of the tree?
6. The proposal requests a maximum possible size of ADU construction. Has a smaller, with potentially less impact, sized ADU been considered?

Thank you for your consideration,

Ron and Lexi Hirst

1246 Dover Lane