



Public Comment Received for:

Item E: 469 Scenic Dr.

(PLN2021-00517)

| Name of Sender | Distributed prior to hearing | Distributed after the hearing |
|--------------------|------------------------------|-------------------------------|
| 1. Stephen Pointer | x | |
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SFDB Public Comments

469 Scenic Dr.

March 21, 2022

The drawing perspectives don't show the real mass, bulk and scale of the carport and deck as viewed from the street. The size and proximity to the street is not apparent. The grade from street to existing house is approximately 20%, effectively adding another story to the deck. Enclosed is a photo taken in the intersection of Harbor View and Scenic. Viewing the portion of the deck that has already been constructed, it's easy to imagine how imposing and prominent the deck will appear to the public and the loss of privacy for the neighbors, when completed. The firepit creates a gathering space at the most visible southwest corner of the deck, overlooking the intersection and neighboring yards. The deck railing is predominately open and provides only 25 inches of height for screening. It would be useful if story poles were constructed on all sides showing the true footprint and elevation of the deck and subsequent photo study or site visit. Given the extent of development on this project and the conversion of a single family residence into two independent units in a high density neighborhood, such a request is quite reasonable.

The current drawings don't show useful landscaping details such as type of plantings and locations. An independent landscaping plan would be extremely helpful. Most or all of the existing landscape has been removed.

The location and type of lighting fixtures on the south side is not explicit. Only one fixture is identified on the plans. No carport lighting is shown.

There appears to be no storage on the ground level for bikes, surfboards, tools, etc. for Unit A or Unit B. The difficulty of transporting those items up narrow stairs encourages their collection in the open carport with visibility to the street.

It would be helpful to show the height and details of the trashcan enclosure facing the east side. A fence is shown on the perspectives, instead of an enclosure.

The drawings don't show the new building constructed in the northeast corner of the lot. The drawings show a gravel seating area at that corner. No location, dimensions, lighting, screening and proposed use exist for the building.

I live at 470 Scenic Drive, directly across the street from the proposed development. My north side bedroom windows and front yard are downhill from and face the proposed deck. The view from the deck is directly into my bedroom windows. Enclosed is a photo taken from my bedroom window. The deck does not follow the Good Neighbor Guidelines A.6, A.9 and B.5. I hope that the board will consider the significant privacy and visual impacts the deck has on the neighbors and explore options to reduce the size of the deck and provide a setback from the street.

Thank you.

Stephen Pointer



