



CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
May 9, 2013 - 2:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:05 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, John Falconer, Ken Hansen and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present.

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for April 11, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

Site Plan, Neighborhood I:

1. *Move home on lot 119 back 3-5 feet to the south; rotate home on lot 61 counterclockwise and center on parcel; move homes on lots 55 and 93 two (2) feet into the rear yard; flip home on lot 98 so the garage is on the right side of the lot; install retaining walls on the northeast corner of lot 96 similar to lot 99 to increase the useable rear yard space.*
2. *On lots 13, 19, 23 and 36, move home forward so that the house is located just outside the minimum 20 feet front yard setback to maximize the rear yard.*
3. *Plan 3 homes should be moved forward to the minimum 20-foot front yard setback where lots allow.*
4. *Change lots 2 and 7 from a Plan 2 to a Plan 3.*

Residential Architecture, Neighborhood I:

5. *On the enhanced corner side elevations, look at opportunities to add functional pop-outs on the second story of homes such as enhancements like bay windows, window seats, etc.*
6. *On all plans, the side entry doors leading into the garage have to swing out to the side yard so as to maximize the interior garage dimensions.*
7. *On Plan 1B rear elevation, reduce the height of the louvered element to match the same scale that is found on the other elevations.*
8. *On Plan 1C, remove the vent on the rear elevation.*
9. *On the Plan 2 residences with a covered California Room, provide an elevation to show how this room will integrate with the roof pitch of the main house.*
10. *Look at opportunities on the Plan 3 master bathroom/walk-in closet to create more daylight by possibly adding another window to the shower stall or increasing the amount of glazing over the bath tub.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

- 10.1** Discussion of items for the June 13, 2013 meeting. *Faria Preserve Neighborhoods II & III with a 1 p.m. start time.*

11. ADJOURNMENT

Meeting was adjourned at 3:44 p.m.

Respectfully Submitted,

Debbie Hince