

N & E Planning & Zoning Committee Report  
August 28, 2006

The Committee convened at 7:05 p.m. with members Sandi Genser-Maack, Dolores Hembree, Felix Hunziker, James Johnson, Olga Paredes, Martha Seymour and Jerry Rasmussen, Acting Chair, present.

**1. Addition of rear of 3239 McBryde Ave. -- Conditionally approved.**

Larry Grady, contractor, presented his proposal to demolish 144 sq. ft. and add 710 sq. ft. at rear of the one-story dwelling. The net area is 1513 sq. ft. The current 9.5' and 5.0' side yards would remain; new rear setback is 27'. Parking would be unaffected.

Following minimal discussion, the Committee voted 7-0 to recommend approval subject to conditions that:

- a. One or more street trees shall be installed and maintained in accordance with City specs.
- b. Decorative shutters shall be provided at sideyard windows, consistent with front facade treatment.

**2. Second floor addition at 4220 Roosevelt Ave. -- Conditionally approved.**

Letitia Niles, architect, presented her proposal to add a 19.5' x 11.25' third bedroom at the rear of an existing dwelling, second story, within the current footprint.

After a short discussion, the Committee voted 7-0 to recommend approval, subject to one condition:

That the materials, finishes and details, especially the stucco, chimney and rafter tails shall match the existing.

The Committee adjourned at 7:45, to reconvene on Oct. 30th.