

MEETING DATE: 12.08.08

AGENDA ITEM: PUBLIC HEARING -
4043 IRVING

ATTACHMENTS

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NEW ATTACHMENT NO. 1

November 22, 2008

RE: 4043 Irving Place Project

As you know, the DNA's efforts to reach a compromise solution with the developer, prior to the hearing of our appeal, did not succeed. Since our previous offer of compromise has lapsed, and the objections we raised to the scale of the development were endorsed by the City Council on November 17, 2008, we wish to outline our current position. It is one which we believe the Planning Commission would approve upon reconsideration of the project, and the Council would ratify.

Our position is:

- That the project be scaled back to no more than 3 stories with a 32 foot maximum height and 19 units, in keeping with the current standards for mixed use building as outlined in the city Municipal Code 17.400.065.
- That the entrances and exits for the project be located on both Lafayette and Irving, in order to balance the traffic burden.
- That the setbacks for this project be 20 feet on Lafayette and Irving, as suggested by city planners, bringing them into line with the average setbacks on those two streets.
- That there be a set-back away from the historic homes of 20 feet and that any excavation for the subterranean parking lot starts at least three feet from the property line to protect the structural integrity of those homes.
- That any wall set between the development and the historic homes be no more than six feet above the grade of the land on which the homes stand and not six feet above the grade of the proposed development, which is currently designed to be raised by four feet, in effect making it a ten foot wall facing the historic homes only three feet away.
- That any parking facility, such as a subterranean garage, be limited to the number of spaces decreed by law for the residences and offices in the building without providing for additional parking for sale or rent to outside entities.

- That a plan be developed to detail the excavation and handling of toxic substances left by Coast Media, and that the strictest standards be applied, bearing in mind that more than 600 children under the age of 12 attend schools only yards from this project.

Michael and Judith Miller Michelle and Jim Behnke
Appellants

Downtown Neighborhood Association