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To: [Kelly Cha](#)
Cc: [Gail Hoben](#); [Colleen](#); [Jack Liu](#); [Thi Ngo](#); [Kristine Irwin](#)
Subject: Planning Commission -1019 Edmonds Court
Date: Sunday, May 26, 2019 7:21:28 PM

Hi Kelly,

Could you please let us all know the date of any next meetings regarding 1019 Edmonds Court.

At the end of the study session on 5.13, one of the members of the Planning Commission gave me his copy of the document prepared for the study session.

I have a couple of questions:

It was not discussed at the February meeting or the Study Session, but does the house, as proposed in May, comply with all property setbacks for this residential zone?

The revised house design, as of May 13, will have a floor area of 5,671.78 square feet and the maximum for the lot size is stated as 5,672.25 square feet. That is .47 square feet less than the maximum, or 99.9917 % of the maximum coverage. Does the City have the tools to be certain that the floor area does not exceed the limit?

The existing shed appears to have been 'homemade' and is within the setback and built against the fence. Was the existing shed permitted? Will the current owner require specific permission from the Planning Commission to build inside of the setback? Likewise, will the new Pool Equipment structure comply with the zoning setback requirements. The floor areas of these two structures are not included in the Proposed Floor Area calculation above. Is that correct?

Will the height of the shed exceed the height of the proposed fence?

The second floor ADU has been eliminated. Will the building inspector be certain that wiring and plumbing for a 'future' second floor kitchen are not built into the walls of the bedrooms #4 and #5, on the second floor?

I look forward to hearing about future meeting and to your response to my questions at your earliest convenience.

Best,

Bill Wathen

