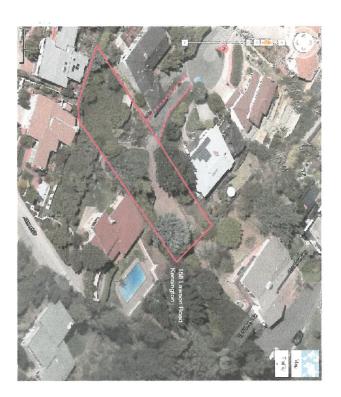


# CC Board of Supervisors Meeting

158 Lawson Road, Kensington

25 OCTOBER 2016

## Points of Discussion



- 1. Strong Site Constraints Dictate Design
- 2. All Protected Views of Neighbors Are Preserved
- 3. Mediation Study Results Two Issues
- 4. Larger Community Issues

#### Strong Site Co raints Dictate Design



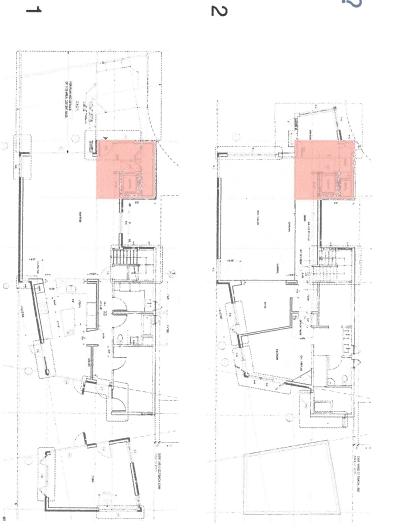
## L Strong Site Constraints Dictate Design

Where is the building 3-Stories?

Note: the house is 2 stories where visible above grade!



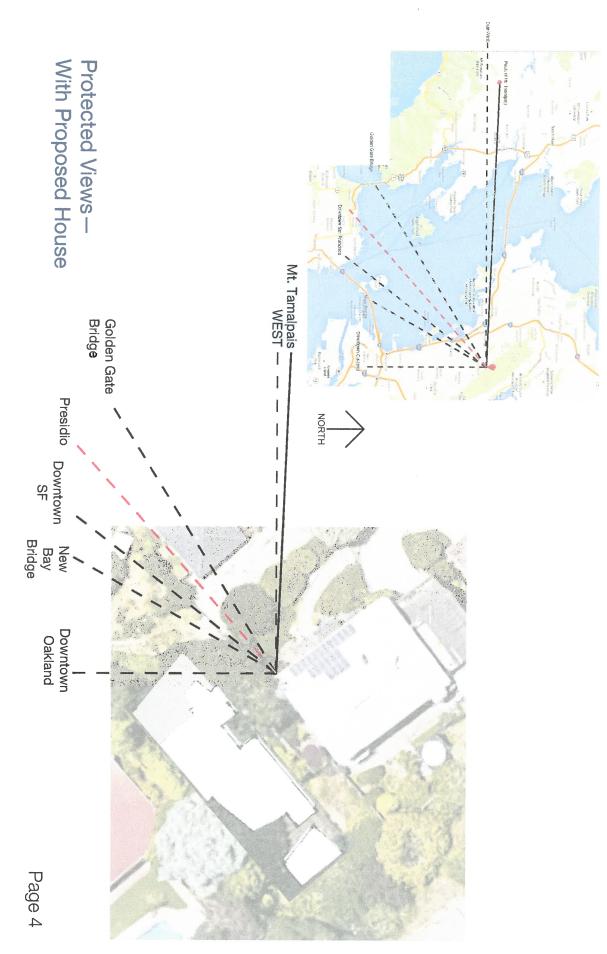
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Page 3

## 2 All Protected Views Are Preserved



#### 3 Mediation Study Results Iwo Issues

#### #

Can the proposed house be lowered <u>8-feet</u> to permit a view of the horizon from the <u>bedroom</u> window at the rear of the house? (Note: 8 feet is the minimum reduction required to see the horizon.)



Conclusion of study: IT CANNOT. (Even with assumptions of Luks)

### Mediation Study Results Iwo Issues

#7

Is there a significant shading of the Glass Door on the <u>lowest level of the first floor of the side of the house</u>, and if so, can it be mitigated?

Conclusion of study:
THE EFFECT IS MARGINAL

The Glass Door is shaded 150 hours additional by the proposed house out of 2,190 morning daylight hours during the year, or <7% of morning daylight hours.



Mitigation measure reduces shading period by 1/3, or 50 hours.

## Larger Community Issues

- Zero Net Energy House
- Required by code of all houses in 2020
- Will be demonstration of affordable features and technologies
- Articles, performance data monitoring
- Studies show that only substandard design will meet demands of Luks, meaning that lot would remain undeveloped. Conversely, a reasonable design can be built that will enhance everyone's property values.

