



**ISLAND**  
ARCHITECTS

**Project:** Hicks Residence – 8405 Paseo Del Ocaso  
**Subject:** Summary of Community Feedback and Design Revisions  
**Date:** September 28, 2020

Feedback Received	Received From	Applicant Response
Parking Concerns / Existing Garage Location	Private Neighbors PRC (consensus)	Garage Relocated to Paseo Del Ocaso and set back 20ft to provide two additional off-street spaces. Floor plan redesigned to accommodate the revision.
Existing SE corner Setback	Advisory Board (consensus) PRC (consensus)	Increased from existing 8" setback to 2ft minimum setback per explicit Advisory Board feedback. Floor plan redesigned to accommodate the revision. Conforms to at least 10 nearby property conditions, including along same street frontage.
Height at existing SE corner	Private Neighbor to East	Height reduced from existing condition within first 10ft of property. No impact to public or private views at this location. Second story set back significantly from east PL and upper level windows removed per request
Front Yard Setback	Advisory Board (1 member)	FYSB previously increased from 13'-6" proposed to prevailing 15'-0 FYSB. Additional 2'-0" increase now creates 17'-0" min FYSB along Paseo Del Ocaso
Bulk and Scale	PRC (5 members)	Increased setbacks along both street frontages from existing and previously proposed. Lowered highest building ridge by 2ft. Floor plan adjusted to reduce FAR from .78 to .76 currently proposed.
Design & Articulation Commended	Private Neighbors Advisory Board PRC	Design Style, Form, Materials and Articulation have been commended by multiple members of Community Groups as well as Private Neighbors. Stepping and Style have been prioritized with each design revision