

00:44:54 Mike Zeiss & Pat Matteson: Questions: (1) Who is responsible for maintaining the "public" alley? In adjacent Vic Harbor, city forgot to provide for pavement maintenance. (2) Are the "carriage houses" accessory dwelling units that owners can rent out? (3) Will there be a requirement for an HHA? If not, who will enforce CC&Rs? (4) How will amount of LLD assessment compare to assessment for Vic Harbor?

00:49:46 Mike Zeiss & Pat Matteson: Maybe you can draft new wording for your LLD that is different from LLDs that currently exist - - hope so!

00:50:23 VicHarb01: Hi- I would like to find out if the front yard area is maintained by assessment district, or individual households? Also, how wide are the homes and what is the space between?

00:53:00 Karen Barca: Will the bike lane improvement be only in front of the Lotz Residences or continue down to Marina Blvd.?

00:53:25 VicHarb01: Thank you for your answers. Are the homes zero lot lines on one side? Are the carriage homes a separate fully functioning units (with kitchen, bathroom)

01:13:42 Karen Barca: What will be the anticipated price for these homes?

01:15:46 Kiran Singh: Questions can be sent to: kiran@ashriallc.com

01:17:44 Mike Zeiss & Pat Matteson: I am concerned by the lighting fixtures, which throw light upward instead of being reflectively capped. This is bad practice--light pollution. You can keep the antique-looking fixtures as long as they are opaque on top.

01:18:35 Mike Zeiss & Pat Matteson: Please explain what are the bio-retention and self-retaining areas.

01:19:13 Mike Zeiss & Pat Matteson: What is the expected liveable life span of these homes, given sea level rise predictions?

01:20:58 Mike Zeiss & Pat Matteson: I agree with mdw that the facades do not reflect the Vic Harbor homes across the street, and are a monotonous wall. Please make them more Victorian-y as Vic Harbor envisioned it, and design in more variety.

01:23:28 Brian Taylor: Please use a quality paint that does not need to be repainted in less than 5 years. Many homes in Harbor Village faded quickly.

01:25:18 Mike Zeiss & Pat Matteson: Sorry for our poor audio. In case others couldn't hear, city officials have stated in public meetings that the city is not responsible for enforcing CC&Rs. Please consult with City Planner and City Attorney about that, but I assure you that is what they have stated in the past.

01:25:52 Fandango: It would be nice to see some variation in the facade plane & the roof form- even if it would be by several feet. Perhaps introduce some push & pull in form without changing the scope.

01:26:16 Mike Zeiss & Pat Matteson: Last but not least: we agree that, with some modifications, your proposed project would be an improvement to our neighborhood. Thank you for listening, and for working with a lot that has objective limitations.

01:26:55 Fandango: Forgot to ask - is the front door facing Lotz? It looked like patio French doors facing Lotz.

01:31:32 Fandango: Following up with an earlier comment, I'd suggest consider having the "front" yard maintained by the maintenance district, especially if people are not walking though the front yard

01:32:36 Fandango: c

01:33:14 Fandango: Concerned that it won't be maintained after several

years since one won't be walking through it.

01:34:01 Mike Zeiss & Pat Matteson: I second the suggestion that the city LLD should maintain the front yards. When people come and go only through the back of the house, they don't pay attention to their front yards and bad or no maintenance is common. The fact that the ADUs are rentals may mean even less homeowner attention to landscape maintenance.

01:36:52 Mike Zeiss & Pat Matteson: "Private" landscaping in front should be maintained by the city. The CC&Rs will not be enforced (no homeowners assn), and horrible front yards are a perennial problem.

01:39:05 Mike Zeiss & Pat Matteson: Thank you, Clay, Camran, and Kiran. Very interesting and I hope it has been useful.

01:39:45 Kiran Singh: You are very welcome! Any questions can be sent directly to me at [kiran@ashrialc.com](mailto:kiran@ashrialc.com)

01:42:06 Mike Zeiss & Pat Matteson: Yes, this will be an improvement.

01:49:48 Mike Zeiss & Pat Matteson: Will the chat also be submitted and available?

01:50:03 Kiran Singh: Yes the chat transcript and recording will be available

01:50:21 Fandango: Thank you for the discussion - much appreciated.

01:50:32 Mike Zeiss & Pat Matteson: Thanks for our time and interest