



City of Santa Barbara California

IV.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 1, 2014
AGENDA DATE: May 8, 2014
PROJECT ADDRESS: 1423 Shoreline Drive (MST2013-00527)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4539
Renee Brooke, AICP, Senior Planner *RUB*
Tony Boughman, Assistant Planner *TB*

I. PROJECT DESCRIPTION

The project consists of the construction of a 440 square foot second-story addition to an existing 2,950 square foot two-story single-family residence with an existing attached 575 square foot three-car garage. The project is located on a 12,632 square foot lot in the East Mesa neighborhood. No changes are proposed to the existing deck, patio or swimming pool in the rear yard.

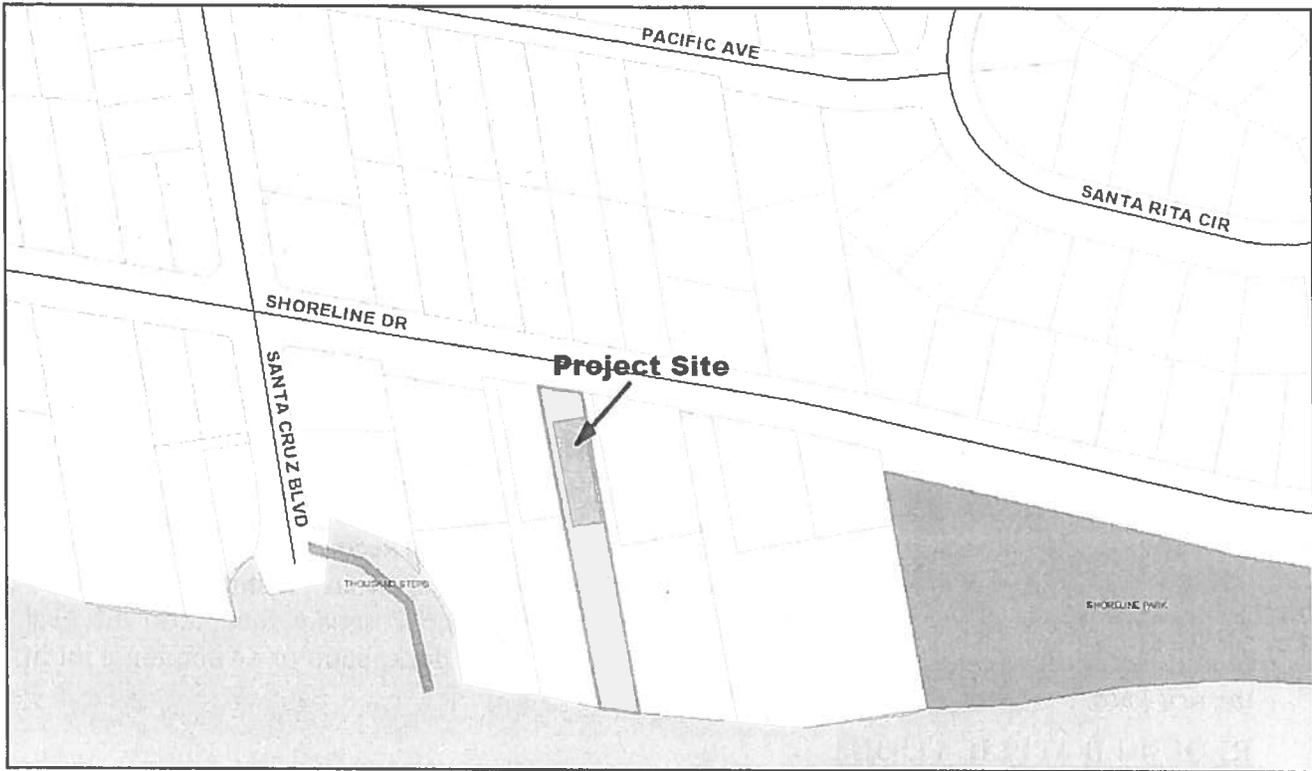
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00005) to increase the floor area of the existing house by more than 10% in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: April 2, 2014
DATE ACTION REQUIRED: June 1, 2014

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood, and the addition is well integrated with the existing house. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 1432 Shoreline Drive

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bruce Alker		
Property Owner:	Sam and Amy Chesluk		
Site Information			
Parcel Number:	045-185-005	Lot Area:	12,632 square feet
General Plan: Low Density Residential (5 du/acre)		Zoning:	E-3/SD-3
Local Coastal Plan: Residential 5 units per acre			
Existing Use: Single Family Residential	Topography: Coastal Bluff		
Adjacent Land Uses			
North – Single Family Residential		East – Single Family Residential	
South – Pacific Ocean		West – Single Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,950 square feet (net)	3,390 square feet (net)
Garage	575 square feet (net)	No Change
Accessory Space	none	none
Floor Area Ratio	0.28 = 86% of Maximum Required FAR	0.31 = 98% of Maximum Required FAR

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20 feet	23 feet	No Change
-Interior	6 feet	6 feet	No Change
Building Height	25feet*	24.4 feet	No Change
Parking	2, covered	3, covered	No Change
Open Yard	1,250 square feet	> 6,000 square feet	No Change
Lot Coverage			
-Building	N/A	2,514 s.f. 19.9%	No Change
-Paving/Driveway	N/A	2,710 s.f. 21.5%	
-Landscaping	N/A	7,858 s.f. 58.6%	

*25 foot height limit applies in combination with >85% of maximum allowable FAR

B. LOCAL COASTAL PLAN CONSISTENCY

The project site is located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is in Component Two of the LCP, located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of sea cliff retreat and flooding; maintaining and providing public access along the bluffs; preventing overuse of public facilities; protection of recreational access; protection of archaeological resources; and the maintenance of existing coastal views and open space.

The subject property is located on the coastal bluff and is located in the Prehistoric Watercourse archaeological sensitivity zone. The project proposes only minor ground disturbance to reinforce the existing footings at the area of the addition to the second story. Public views will not be affected because the proposed second-story addition extends directly toward the street in front of the existing second-story. As detailed below, the project is consistent with applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

1. NEIGHBORHOOD COMPATIBILITY

LCP Policy 5.3 states: "New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood." The proposed project consists of a second story addition to the existing two-story single-family residence. The proposed addition is directly in line with the existing second story and does not increase the apparent size of the house when viewed from the street. The Single Family Design Board commented that the project's design is compatible with the existing architecture, and its size is compatible with the neighborhood.

2. VIEWS

Policy 9.1 of the LCP states: "The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced." No such views exist across the subject property. The existing house, large trees, and tall hedges on the property and on the adjacent properties completely obscure the ocean from public view. The proposed addition at the front of the house would not be visible from the beach or ocean.

3. WATER QUALITY

LCP Policy 6.9 urges the use of best management practices for Santa Barbara's watersheds and urban areas. This policy is implemented through the City's Storm Water Management Program (SWMP). The proposed project does not change the amount of permeable area on the site. The roof of the proposed second story addition will be over the area occupied by the existing first story roof. The project complies with the SWMP Tier 2 requirement to implement a best management practice (BMP). The selected BMP will direct storm water from the new roof into existing vegetated areas for retention and treatment. Additionally, several existing downspouts will be redirected into existing vegetated areas. None of these vegetated areas are near the bluff at the rear of the property.

4. ARCHAEOLOGICAL RESOURCES

The property is located in the Prehistoric Sites and Watercourses zone. Because the site has been previously disturbed and the project proposes minimal ground disturbance, the Archaeological Letter Report that was prepared for the site in 2003 for addition of the second-story was reviewed. The results of that study was negative, as no prehistoric archaeological or historical resource was identified during the field survey of the site, and no further archeological investigation was recommended. Staff concludes that no further investigations are required for the current proposal, which involves minimal ground disturbance. The recommended conditions of approval, however, provide guidance if archaeological resources are discovered during ground disturbance activities.

VI. ENVIRONMENTAL REVIEW

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities), which allows for additions to existing structures.

VII. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on two separate occasions (meeting minutes are attached as Exhibit D). On February 10, 2014, the SFDB continued the project to the Planning Commission and stated that the changes are not visible from the street, and they can support the size of the proposal.

VIII. FINDINGS

The Planning Commission finds the following:

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse affects related to coastal resources, including views and public access, as described in Section IV of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the proposed residence would maintain the single-family character of the East Mesa Neighborhood, would not change existing views to, from or along the coast, and would maintain or improve the quality of marine waters through additional best management practices for on-site storm water management, as described in Section IV of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 30, 2013
- D. SFDB Minutes of January 27, 2014 and February 10, 2014

PLANNING COMMISSION CONDITIONS OF APPROVAL

1423 SHORELINE DRIVE
COASTAL DEVELOPMENT PERMIT
MAY 8, 2014

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain SFDB Final Approval.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Record any required documents (see Recorded Conditions Agreement section).
4. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 8, 2014 is limited to the construction of a 440 square foot second-story addition to an existing 2,950 square foot two-story single-family residence with an existing attached 575 square foot three-car garage, for a total of 3,965 square feet net floor area, as shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a

functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from waves during storms and erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
6. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

C. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. The Owner shall submit plans demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. After certificate of occupancy is granted, any proprietary treatment devices installed will be subject to water quality testing by City Staff to ensure they are performing as designed and are operating in compliance with the City's Storm Water MS4 Permit.
- c. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board, and all elements/specifications shall be implemented on-site.
- d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____	_____	_____
Property Owner	Date	
_____	_____	_____
Contractor	Date	License No.
_____	_____	_____
Architect	Date	License No.
_____	_____	_____
Engineer	Date	License No.

D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name and telephone number to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
3. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

- E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- F. **General Conditions.**
1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolution 021-04.
 2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
 3. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
 4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

II. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

Sam and Amy Chesluk
1423 Shoreline Drive
Santa Barbara, CA 93109

November 30, 2013

Planning Commission
City of Santa Barbara

Dear Planning Commission Members:

We are planning to add an addition to the second floor of our home at 1423 Shoreline Drive (APN: 045-185-005) in Santa Barbara. We are seeking a Coastal Development Permit and need Planning Commission approval. Our family will be expanding with the arrival of twins early next year and we intend to increase the bedroom/bathroom count to provide space for our new children. The proposed addition is small and we do not anticipate any problems associated with the construction of this addition. The addition is of conventional wood frame design and will require typical structural support for the additional second story load. There will be no change to the footprint of our existing structure.

Our property consists of a single building which serves as a single family dwelling and the proposed use of the structure after the project will also be as a single family dwelling. Our home is located on a lot of 12,632 square feet (.29 acres) situated between Shoreline Drive and the Pacific Ocean. The lot is basically flat (about a 2% slope) until reaching the bluff verge and is approximately 280 feet long between the street and bluff. We have about 11,500 square feet of usable land on this flat portion of the lot that is dedicated to our home and fully landscaped yard. It provides us with plenty of open space that our children fully enjoy. The house is situated close to the street so that there is 130+ feet between the bluff and our home. Drainage for the lot is completely installed and complies with building permits issued by Santa Barbara Building & Safety and meets Tier 3 SMWP requirements. The addition will not change the existing drainage characteristics of the lot so further studies are not necessary. There will not be any grading required for the proposed additional living space.

The new addition will be 440 square feet (net) and built in the style of our existing home with matching materials and colors. The addition will consist of two small children's bedrooms, one bathroom and a small powder room.

The following items are specific answers to the questions b. 7-13; and c. through g. that are itemized in the DART Application Submittal Requirements: (b. 1-6 are discussed in the text above.)

b.

7) Attached Garage has 3 covered parking spaces (two are required)

EXHIBIT C

- 8) No grading is required
- 9) The properties on the north, east and west are zoned the same as ours, E-3/SD-3, and to the south is the Pacific Ocean.

10.)

- i. NO exterior lighting will be added
- ii. NO smoke or odors will be created
- iii. NO creation of new noises (maybe occasional children's laughter)
- iv. Geotechnical studies have been done on the property---latest soils report is attached
- v. A required archaeological study has been done, attached
- vi. NO recreational trails or easements traverse the project site
- vii. The property is NOT located near a creek or water course
- viii. Sewer services provided by City of SB
- ix . Water purveyor is City of SB

11) Demolition will consist of removing a small roof at the 1st story level.

- i. The demolition is anticipated to take 1-2 days
- ii. NO grading required for proposed project
- iii. Construction activity is expected to take 4-5 months.
- iv. Three to four workers will be on site during most of the construction activity and equipment will be the normal tools of the trade for wood frame construction. No pieces of heavy equipment will be need for the construction.
- v. Equipment and construction materials will be sequestered in the garage and enclosed courtyard.

12) Not Applicable.

13) Two bedrooms and NO restaurant seats.

c. Two Single Family Design Board reviews conducted since the project application was filed in 2013.

SFDB Full Board January 27, 2014

SFDB Full Board February 10, 2014 with an approved Motion to proceed to the Planning Commission for CDP review/approval.

d. Contact with City staff has been routine mainly to review MST submittal and go over SFDB schedules and motions.

e. As stated previously we will be adding to our family. We have three children at present and that number will increase to five early next year. We need to increase the size of our living space to

appropriately accommodate our growing family. It is for these reasons that we wish to proceed with this project and seek your approval.

g.

1) NO hazardous materials will be used or disposed of during the proposed project.

2) The required hazardous waste statement is included with the submittal packet.

Our documentation submittal for your review includes the required site plan, floor plan, elevations, sections, and roof plan. The Master Application for the project was submitted in 2013 identified as MST2013-00527.

Thank you for reviewing our new design and we look forward to your approval.

Sincerely,

Handwritten signatures of Sam Chesluk and Amy Chesluk in cursive script.

Sam and Amy Chesluk

Note: This letter was updated February 2014 to reflect the results of SFDB meetings since the project application was filed with the City of Santa Barbara in 2013 and to announce the arrival of our twins!



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 27, 2014

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1423 SHORELINE DR

E-3/SD-3 Zone

(6:45)

Assessor's Parcel Number: 045-185-005
Application Number: MST2013-00527
Owner: Chesluk Family Trust
Designer: Bruce Alker
Contractor: Sean Pierce

(Proposal to construct a 450 square foot, second-story, addition to an existing, 2,960 square foot, two-story, single-family residence with an attached, 575 square foot, three-car garage. The proposed total of 3,985 square feet, located on a 12,632 square foot lot within the Hillside Design District, is 98% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit.)

Actual time: 6:47 p.m.

Present: Bruce Alker, Designer;
Sam Chesluk, Owner.

Public comment opened at 6:57 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with comments:

- 1) It is understood that the project will comply with the maximum 25-foot height restrictions.
- 2) The Board finds the FAR acceptable, however suggests studying possible reductions of the square footage.
- 3) Study a revised roof design of the proposed addition and covered porch.

Action: Miller/Pierce, 5/1/0. Motion carried. (Woolery opposed, Zimmerman absent).

EXHIBIT D

SFDB-CONCEPT REVIEW (CONT.)

2. 1423 SHORELINE DR

E-3/SD-3 Zone

(3:40)

Assessor's Parcel Number: 045-185-005
Application Number: MST2013-00527
Owner: Chesluk Family Trust
Designer: Bruce Alker
Contractor: Sean Pierce

(Proposal to construct a 440 square foot, second-story, addition to an existing, 2,950 square foot, two-story, single-family residence with an attached, 575 square foot, three-car garage. The proposed total of 3,965 square feet, located on a 12,632 square foot lot within the Hillside Design District, is 98% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Second concept review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed on February 3, 2014.)

Actual time: 3:26 p.m.

Present: Bruce Alker, Designer.

Public comment opened at 3:33 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission and return to Full Board with comments:

- 1) The Board realizes that the house is not visible from the street; however there is concern about the precedent of a high FAR direction for reductions so that the size, scale, and aesthetic design is acceptable with reservations from some Board members.
- 2) The applicant followed Board direction for reductions in size, so that the aesthetic design meet the guidelines, with some reservations.

Action: Bernstein/ No one seconded the motion. Motion failed.

Motion: Continued indefinitely to Planning Commission and return to Full Board with comments:

- 1) The applicant followed Board direction for reductions in square footage and roof height so that the size, scale, and aesthetic design is acceptable.
- 2) Because the house is not visible from the street the Board is supportive of the high FAR.

Action: James/Pierce, 6/1/0. Motion carried. (Bernstein opposed).