

REVIEW AFTER FINAL**B. 20 CAMINO VERDE****A-1 Zone**

Assessor's Parcel Number: 019-282-027
 Application Number: MST2012-00283
 Owner: Rory Rye/ Jim Doub
 Applicant: Jim Doub
 Architect: Edwards Pitman Architects AIA

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio [FAR].)

(Review After Final is requested to add a 5-foot tall fence, including a driveway gate and pedestrian gate of the same height, across the front yard. Applicant is requesting an exception to the fence and screen height standards per SBMC §28.87.170. Determination required for consistency with neighborhood character.)

Motion: Approval of the Review After Final with condition and comments:

- 1) Lower the northernmost and southern segments of fencing to 4 feet tall, as noted on plans.
- 2) The Board finds the portion of fencing that exceeds 3-1/2 feet tall within 10 feet of the front lot line aesthetically appropriate to the site and neighborhood.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

FINAL REVIEW**C. 1568 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-082-032
 Application Number: MST2015-00517
 Owner: Matthew J. Boeddeker
 Architect: Tom Ochsner

(Proposal to permit the "as-built" conversion of the 361 square foot garage to habitable floor area and construct a new two-story, detached accessory building, including a 500 square foot, two-car garage, and 494 square feet of accessory space. The proposal also includes a 165 square foot family room addition, a new covered patio, a new guest parking space, and alterations to site paving. The proposed development total of 3,514 square feet, located on a 1.46 acre lot in the Hillside Design District, is 67% of the guideline floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

Motion: Continued indefinitely to Consent Review.

Action: Sweeney/Pierce, 2/0/0. Motion carried.

FINAL REVIEW**D. 251 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-008
Application Number: MST2014-00583
Owner: Navid Eskandari
Applicant: Lauren Anderson
Architect: Alan Mcleod

(This is a revised project description for additions and alterations to an existing 800 square foot, one-story, single-family dwelling with an attached 250 square foot garage. The proposal includes a 648 square foot first-floor addition, a new 661 square foot second-floor addition, demolition of 100 square feet of the existing garage, and construction of a 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The proposal also includes a new driveway and curb cut, new pool and spa, and 20 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,555 square feet of development on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 95% of the required floor-to-lot area ratio [FAR]. No zoning modifications are pursued with the revised project.)

(Final Approval is requested.)

Motion: Final Approval as submitted.

Action: Sweeney/Pierce, 2/0/0. Motion carried.

FINAL REVIEW**E. 1530 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-023
Application Number: MST2016-00075
Owner: Jeff Swaim
Designer: KSD, LLC

(Proposal to replace exterior doors and windows, and exterior finishes on an existing 1,977 square foot, two-story, single-family residence on a 6,969 square foot parcel in the Non-Appealable Jurisdiction of the Coastal Zone. No new floor area is proposed. This project will address violations identified in Zoning Information Report ZIR2014-00465.)

(Final Approval is requested.)

Motion: Final Approval with condition and comments:

- 1) Show exterior lighting outside the door on the first floor of the front elevation. Lighting shall match other exterior fixtures.
- 2) The Board recommends the applicant lower the height of the exterior stone finish on the first-floor by 18 inches.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

**** CONSENT REVIEW ADJOURNED AT 11:31 A.M. ****