



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, August 15, 2011 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
DENISE WOOLERY, VICE - CHAIR - PRESENT
BERNI BERNSTEIN - PRESENT
BRIAN MILLER - PRESENT (arrived at 5:07 P.M.)
FRED SWEENEY - PRESENT
JIM ZIMMERMAN - ABSENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT (from 3:45 p.m. until 4:16 p.m.)
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary - PRESENT

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high-speed internet access on the City website at www.santabarbaraca.gov/sfdb and then clicking on the Meeting Video tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:00 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein, Deisler, Woolery, and Sweeney.
Members absent: Miller (absent until 5:07 p.m.) and Zimmerman.
Staff present: Bedard and Goo.

GENERAL BUSINESS:

- A. Public Comment: No public comment.
- B. Approval of the minutes of the Single Family Design Board meeting of **August 1, 2011**.
Motion: Approval of the minutes of the Single Family Design Board meeting of **August 1, 2011**, as amended.
Action: Sweeney/Bernstein, 4/0/0. Motion carried. (Miller/Zimmerman absent)
- C. Consent Calendar.
Motion: Ratify the Consent Calendar for **August 8, 2011**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.
Action: Woolery/Sweeney, 4/0/0. Motion carried. (Miller/Zimmerman absent)
Motion: Ratify the Consent Calendar for **August 15, 2011**. The Consent Calendar was reviewed by **Denise Woolery** and **Fred Sweeney**.
Action: Bernstein/Sweeney, 4/0/0. Motion carried. (Miller/Zimmerman absent)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Bedard announced the following changes to the agenda:
 - a) Item 4, 2547 Medcliff Road moved from Item #4 to the last agenda Item #7 (and all subsequent items have been revised accordingly further down the schedule.)
 - b) Item 5, 2417 Medcliff Road changed from agenda Item #5 to Item #4.
 - c) Item 6, 1110 Alameda Padre Serra changed from agenda Item #6 to Item #5.
 - d) Item 7, 2425 Calle Galicia changed from agenda Item #7 to Item #4.
 2. Ms. Bedard announced.
 - a) Board member Zimmerman would absent from the meeting.
 - b) Board member Miller will be in later at approximately 5:00 p.m.
 3. Chair Deisler announced he would be stepping down from the revised agenda Item #7, 2547 Medcliff Rd.
- E. Subcommittee Reports. No subcommittee reports.

SFDB-CONCEPT REVIEW (CONT.)

1. **3134 LUCINDA LN** **E-3 Zone**
- Assessor's Parcel Number: 055-192-007
 Application Number: MST2011-00257
 Owner: Jacobs-Allen Trust
 Applicant: Bryan Pollard

(Proposal to construct 961 square feet of residential additions to an existing two-story 1,460 square foot single-family residence. The proposed addition includes the conversion of the existing 636 square foot garage to habitable area, construction of a new 400 square foot two-car garage and a new 325 square foot second-story addition above. A new 105 square foot second-floor deck is proposed above the new garage. A total of 29 cubic yards of grading is proposed. The proposal will result in a 2,821 square foot single-family residence, located on a 6,891 square foot lot, and is 97% of the maximum floor-to-lot area ratio guideline.)

(Second concept review. Action may be taken if sufficient information is provided. Compliance with the Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on July 18, 2011.)

(3:10)

Present: Bryan Pollard, Architect.

Public comment opened at 3:15 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent with a comment and conditions:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 2) Provide architectural details, including the railing, roof, windows, etc.
- 3) Show compliance with Tier 2 Storm Water Management Program (SWMP) requirements and integrate into landscape plan.

Action: Sweeney/Woolery, 4/0/0. Motion carried. (Miller/Zimmerman absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**2. 108 ONTARE HILLS LN**

Assessor's Parcel Number: 055-160-056
Application Number: MST2011-00267
Owner: Casey Sulak
Architect: Benjamin Woodall
Owner: Security F.S.E. One-Hundred and Forty-Seven, Inc.

(Proposal to construct a new two-story 3,497 square foot single-family residence and a 677 square foot detached three-car garage located on an existing vacant 40,946 square foot lot in the Hillside Design District. The proposal includes a total of 1,020 square feet of covered porches and 488 cubic yards of grading under the main building footprint (244 cubic yards of cut and 244 cubic yards of fill) to be balanced onsite. The proposed total of 4,174 square feet is 85% of the maximum guideline floor-to-lot area ratio.)

(Second concept review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on August 1, 2011.)

(3:26)

Present: Benjamin Woodall, Architect.

Public comment opened at 3:33 p.m.

The following public comment spoke in support or in opposition of the proposed project:

- 1) Peter Shepard (adjacent neighbor), opposed; spoke with concerns regarding the height of the pitch roof of the garage, and the impact on his private ocean views.
- 2) Steve Frenkel, (submitted photographs) opposed; with concerns regarding the proximity of the lot to his property.
- 3) Terri Frenkel, opposed; with concerns regarding landscaping, and neighborhood compatibility.

Public comment closed at 3:41 p.m.

Mr. Limon reported that the neighboring home at 105 Ontare Hills Road should soon receive designation as a Historic Landmark Structure from the Historic Landmark Commission (HLC).

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the reduction in size and FAR. The applicant is encouraged to continue refinement of the design using a traditional workable design theme (suggestions discussed included: shingles, stucco, Monterey style, etc.).
- 2) Provide a neighborhood context, including photographs and renderings, to clearly illustrate the architectural styles of the proposed residence with both the existing and recently approved residences, to help support the case for neighborhood compatibility of the proposed architectural style.
- 3) Provide full drawings with elevations of the garage; coordinate the style of the garage and the home.
- 4) The applicant is encouraged to study similarly designed homes (i.e. the Crocker houses and Monterey Style houses), and to use similar materials and colors of adobe homes in the neighborhood.
- 5) Show compliance with Tier 3 Storm Water Management Program (SWMP) requirements and integrate into landscape plan.

Action: Sweeney/Bernstein, 4/0/0. Motion carried. (Miller/Zimmerman absent).

NOTE: Staff to update the Board on the status of adobe historic structures designation.

SFDB-CONCEPT REVIEW (CONT.)**3. 3750 MERU LN****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-262-011

Application Number: MST2011-00090

Owner: Susan J. Quinlan

Architect: Edwards-Pitman Architects

(Proposal to construct a new 2,989 square foot, two-story, single-family residence and an attached 468 square foot two-car garage. The proposal includes the demolition of the existing single-family residence and attached two-car garage and 25 cubic yards of grading beneath the building footprint. The proposed total of 3,457 square feet, on a 15,537 square foot lot, is 79% of the maximum floor-to-lot area ratio guideline.)

(Third concept review. Comments only; project requires Environmental Assessment. The project was last reviewed on July 5, 2011.)

(4:16)

Present: Richard Redmond, Edwards-Pitman Architects; and Terry Quinlan, Property Owner.

Public comment opened at 4:22 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Gerrie Fausett, opposed; spoke with concerns regarding the bulk and scale of the proposed project; requested a model.
- 2) Steve York, opposed; spoke with concerns regarding size, mass, bulk, and scale of the proposed project; size of the windows for privacy impacts, and consideration of the creek setback.
- 3) Carl Easter, opposed; spoke with concerns regarding size, mass, bulk, and scale of the proposed project, window and sill height privacy concerns, and the proposed Spanish style may not be appropriate in a ranch style neighborhood.
- 4) Gloria Easter, opposed; spoke with concerns regarding privacy concerns and the proposed north-facing windows.

Emails expressing concerns from Mari Simpson and Judy Ritchie, and a letter from Paula Westbury were acknowledged.

Public comment was closed at 4:28 p.m.

Ms. Bedard reported to the Board that the Creeks Division recommendation is a 50-foot development setback from the creek; however, it is the Board's discretion to comment on the proposed location of the new residence on the lot and determine a sufficient creek setback.

Motion: Continued two weeks to the Full Board with comments:

- 1) Study the second-floor bedroom windows at the northeast bedroom to be reshaped, relocated or reduced in size; and the southeast bedroom window to be moved closer to the corner to reduce the privacy impacts to the adjacent neighbor.
- 2) Study introducing a wood siding element into the design scheme; possibly in lieu of the proposed rock element.
- 3) Provide a proposed color palette to indicate the nature of the proposed “mission style” particularly colors of the roof.
- 4) Study lowering the ridgeline of the garage roof element, perhaps reducing the steep angle.
- 5) Provide a site landscape plan.
- 6) Provide a creek restoration plan.
- 7) Provide an elevation study of the proposed architecture style including, at a minimum, both of the existing immediate adjacent residences to show how the proposed residence fits into the existing neighborhood; include ridgelines, landscaping, etc. for neighborhood compatibility.
- 8) The Board recognizes efforts made to reduce the size, bulk, and scale and feels the proposed Mediterranean mission style would be more acceptable with an appropriate color palette.

Action: Sweeney/Woolery, 3/1/0. Motion carried. (Bernstein opposed, Miller/Zimmerman absent).

*** THE BOARD RECESSED FOR 5 MINUTES AT 6:31 P.M. AND RECOVERED AT 6:36 P.M. ***

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

PROJECT DESIGN AND FINAL REVIEW

4. 2547 MEDCLIFF RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-362-016
 Application Number: MST2011-00151
 Owner: 2547 Medcliff, LLC
 Architect: Harrison Design
 Agent: Suzanne Elledge Planning & Permitting Services

(Proposal to construct a 1,285 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence with an attached two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, a new 436 square foot cantilevered wood deck, new site walls, fences, and landscaping, including a new six foot tall stucco wall and entry gate. A total of 335 cubic yards of grading is proposed. The proposed total of 3,930 square feet on the 1.11 acre lot is 78% of the floor-to-lot area ratio guideline. The project received Planning Commission Approval of a Coastal Development Permit on July 14, 2011 (Resolution No. 015-11).)

(Project Design & Final Approval is requested. Project requires compliance with Planning Commission Resolution No. 015-11. The project was last reviewed on April 25, 2011.)

(6:36)

Present: Tony Spann, Architect/Harrison Design; and Courtney Miller, Katie O'Reilly-Rogers Landscape Design.

Public comment opened at 6:40 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury was acknowledged.

Motion: Continued two weeks to the Full Board with comments:

- 1) The Board found the general design of the proposed project acceptable.
- 2) Study the design of front wall and garage door, and the height of the wall adjacent to the walkway.
- 3) As a gateway site to the Douglas Preserve, study the material proposed materials, with the use of more natural/organic materials to be compatible existing setting of the Douglas Preserve.

Action: Bernstein/Miller, 4/0/0. **Motion withdrawn.**

Alternative

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with the following comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture, and general landscaping.
- 2) Eliminate all proposed *nassella* plantings and replace with an alternate native species.
- 3) Study consistency of materials of the front fence components and study landscaping materials to be more cohesive and provide a more consistent approach with the front fence, entry gate, and garage door.

Action: Sweeney/Miller, 4/0/0. Motion carried. (Deisler stepped down, Zimmerman absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 2417 MEDCLIFF RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-330-014
 Application Number: MST2011-00268
 Owner: Delson Family Trust
 Architect: William Demmary & Associates
 Agent: Sid Goldstien

(Proposal for alterations and additions to an existing 2,030 square foot, one-story, single-family residence and a detached 366 square foot garage on a 32,194 square foot lot located in the Hillside Design District. The proposal includes a total of 334 square feet of one-story additions to the residence and alterations and additions to the existing garage to result in a new 498 square foot attached two-car garage. The proposed total of 2,862 square feet is 60% of the maximum floor-to-lot area ratio guideline. The project requires Staff Hearing Officer review for a Coastal Development Permit and a zoning modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Coastal Development Permit and requested zoning modifications.)

(4:52)

Present: Sid Goldstien, Agent; Bill Demmary and Roland Graham, Architects/William Demmary & Associates

Public comment opened at 4:57 p.m. As no one wished to speak, public comment was closed.

A letter in support of the project from Steve & Waltraud Crosby was acknowledged, and emails expressing concern from Elizabeth Wolfson and Paula Westbury were acknowledged.

Ms. Bedard clarified that Tier 3 Storm Water Management Program (SWMP) requirements shall be confirmed prior to Staff Hearing Officer modification approvals.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) The Board found acceptable the proposed mass, size, bulk, scale, style and architectural delineation of the proposed project.
- 2) The Board found the proposed landscaping acceptable/appropriate.
- 3) The Board found the proposed fence unacceptable at the currently proposed height and location; applicant to propose an alternative.

Action: Woolery/Sweeney, 4/0/1. Motion carried. (Zimmerman absent; Miller abstained).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1110 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 019-242-022

Application Number: MST2011-00282

Owner: Traci Marie Kelemen

Architect: Howard Wittausch

(Proposal to address violations listed in enforcement case ENF2009-00392 which involves a series of site work located on a 9,413 square foot lot in the Hillside Design District. The proposed project includes returning the "as-built" 420 square foot two-car garage back to the original permitted two-car carport, providing a new uncovered on-site guest parking space, demolition of existing "as-built" site retaining walls, construction of a series of new engineered site retaining walls, a new five foot tall driveway gate, and a new eight foot tall wood fence on the rear property line. The proposed project would require 405 cubic yards of site grading. The project requires Staff Hearing Officer review of requested zoning modifications to allow over-height driveway gate and retaining walls, and guest parking to be located within the required interior and front setbacks. A Public Works encroachment permit is also being pursued for the replacement of an "as-built" retaining wall located within the city public right-of-way.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

(5:17)

Present: Howard Wittausch, Architect; and Traci Marie Kelemen, Property Owner.

Public comment opened at 5:39 p.m. As no one wished to speak, public comment was closed.

A letter expressing concerns from Paula Westbury was acknowledged.

Ms. Bedard clarified that the required level of Storm Water Management Program (SWMP) compliance will be determined by the case planner prior to Staff Hearing Officer review.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) Study alternatives to the proposed glass railing, such as the use of cable.
- 2) Consider combining the use of concrete with some stone in the visible front section.
- 3) The Board is supportive of returning to the original carport configuration, however would prefer maintaining the existing garage configuration and removing the proposed gate.
- 4) Study reducing the height of the retaining wall in the front area.
- 5) Provide a landscape plan.
- 6) The Board understands and is supportive of the need for the additional uncovered parking space on the property.

Action: Bernstein/Miller, 5/0/0. Motion carried. (Zimmerman absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 2425 CALLE GALICIA

E-1 Zone

Assessor's Parcel Number: 041-412-003
Application Number: MST2011-00320
Owner: Miguel Alejandro Munoz
Architect: On Design Architects, Inc.

(Proposal to construct a new 832 square foot second-story addition and a 42 square foot one-story addition to an existing 2,316 square foot single-family residence, including an attached 443 square foot two-car garage. The proposal includes new stairs, terraced 3.5 foot tall site retaining walls and patio area in the front yard, and a new 167 square foot second-story deck over the rear yard. The proposed 3,190 square foot residence, located on a 10,107 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Project must provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

(6:08)

Present: Justin Van Mullem, Architect; and Miguel and Christina Munoz, Owner.

Public comment opened at 6:18 p.m. As no one wished to speak, public comment was closed.

Emails expressing concerns from the following individuals were acknowledged: (1) Attorney John H. Lejniaks; and (2) Ruth and John Malengo, neighbors.

Mr. Van Mullem stated that a detailed drawing of the proposed project was sent out with the project notice to the surrounding neighborhood residents with encouragement to contact him for a meeting to discuss any concerns; and while some contact was made to the owners, Mr. Mullem stated no one contacted him with their concerns.

Motion: **Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent with conditions:**

- 1) The Board had positive comments regarding the project's consistency and appearance, quality of architecture and materials, safety, good neighbor guidelines, public views, and landscaping.
- 2) Provide drawings and materials of the proposed stone entry, walls, stairs, and front door.
- 3) Provide typical architectural details, including the garage door.
- 4) Provide thicker support materials for the deck.
- 5) Provide a color board.
- 6) Provide a minimal landscape plan as discussed.
- 7) Show compliance with Tier 2 Storm Water Management Program (SWMP) requirements and integrate into landscape plan.

Action: Bernstein/Miller, 5/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 7:19 P.M. ****

CONSENT CALENDAR:

REVIEW AFTER FINAL

A. 507 BROSIAN WAY

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-010
 Application Number: MST2010-00109
 Owner: Forouzandeh 1999 Family Trust
 Architect: Paul Zink
 Landscape Architect: Arcadia Studio

(Review After Final for proposed alterations and additions to the project which received Final Approval by the Single Family Design Board on August 30, 2010. The proposed alterations include the addition of a new 246 square foot pool house structure with an attached 192 square foot trellis element, resulting in 5,389 square feet of total proposed development, on a 1.87 acre lot in the Hillside Design District, which is 99% of the maximum floor-to-lot area ratio guideline. Other alterations include new chimneys, alterations to the pool patio flatwork, window changes on the east elevation, modified grading at the pool and motor court resulting in a net decrease of 150 cubic yards, and to increase two wall heights from 5-feet to 6-feet and from 3.5-feet to 6-feet. No landscaping alterations are proposed. The revised project results in a one-story, 4,246 square foot single-family residence with an attached one- and two-car garage totaling 750 square feet, a 246 square foot pool house structure, and 147 square feet of attached storage space. The project includes a new driveway, motor court, pool, patios, landscaping, and 850 cubic yards of grading. The proposed total of 5,389 square feet on a 1.87 acre vacant lot, in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone, is 99% of the maximum floor-to-lot area ratio guideline.)

(Action may be taken if sufficient information is provided.)

Approval of the Review After Final with the condition to revise the plans to match the submitted "Option A" with a maximum 5-foot high solid wall in the front yard.

FINAL REVIEW**B. 345 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-028
Application Number: MST2010-00024
Owner: Heather McBurnie
Architect: Michael Holliday
Landscape Architect: Barefoot Designs

(Proposal to rebuild a 1,450 square foot house and 440 square foot garage destroyed in the Tea Fire. Proposed is a two-story 1,850 square foot single-family residence and attached 450 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to construct the garage within the side setback. The project includes a privacy fence and landscaping. The proposed total of 2,300 square feet on the 12,284 square foot lot in the Hillside Design District is 57% of the maximum floor-to-lot area ratio guideline.)

(Final Approval is requested for the landscape plan. The architecture received Final Approval on January 3, 2011.)

Final Approval as submitted of landscaping.

NEW ITEM**C. 455 FELLOWSHIP RD****E-1/E-3 Zone**

Assessor's Parcel Number: 041-220-027
Application Number: MST2011-00329
Owner: Gretchen E. Hofmann
Architect: Owen Dell

(Proposal for landscaping improvements in the front yard area to include multiple retaining walls with a maximum height of 42 inches, french drains behind the retaining walls, a new path and steps from the public sidewalk to the house, drought tolerant landscaping and a drip system on existing automatic controller. The proposal also includes permitting the existing five foot to six foot tall wood fence in the front yard. The proposal will address the violations in ENF2011-00658.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

Note for the record: Minor alterations may be made at a later date to provide compliance with the voluntary Tier 1 SWMP.

NEW ITEM**D. 444 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Designer: Behzad Masooman
Architect: Borzou Rahmi
Owner: Salmaun Masooman

(Proposal to replace the original 1,116 square foot single-family residence and attached 289 square foot one-car garage that was destroyed in the Tea Fire. The proposal includes construction of 498 square feet of additions to include a new 171 square foot one-story and a new 327 square foot two-story addition. The footprint of the original residence was non-conforming to the location within the required front and interior setbacks. The proposed 542 square foot addition is proposed to comply with the required setbacks. Parking will be maintained with the non-conforming 289 square foot one-car garage. The proposed total of 1,903 square feet, on a 6,804 square foot lot located in the Hillside Design District, is 66% of the maximum required floor-to-lot area ratio guideline.)

(Action may be taken if sufficient information is provided.)

Continued one week to Consent with comments:

- 1) Provide a landscape plan and remove all invasive ivy and replace with native alternative species.
- 2) Provide an alternative roof material solution as s-tile is not acceptable.
- 3) Study reducing the plate height of the upper story element and study the window configuration in relation to the roof eave.
- 4) Eliminate the deck on the south property line.
- 5) Show all decks on both the proposed site and associated floor plans.

Items on Consent Calendar were reviewed by **Fred Sweeney** and **Denise Woolery**.