



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 5, 2012 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:
DENISE WOOLERY, *Chair* - PRESENT
FRED SWEENEY, *Vice-Chair* - PRESENT
BERNI BERNSTEIN – PRESENT UNTIL 5:35 P.M.
BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT
LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) - ABSENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT
PLANNING COMMISSION LIAISON: ADDISON THOMPSON - ABSENT
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA - ABSENT

STAFF:
JAIME LIMÓN, Design Review Supervisor – ABSENT
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 3:03 p.m.

ATTENDANCE:

Members present: Woolery, Bernstein (present until 5:35 p.m.), James, Miller, Pierce, and Sweeney.
Members absent: 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 **October 22, 2012.**

 Motion: Approval of the minutes of the Single Family Design Board meeting of **October 22, 2012**, as submitted.
 Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Zimmerman absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **October 29, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman**.

Action: Bernstein/James, 6/0/0. Motion carried. (Zimmerman absent).

Motion: Ratify the Consent Calendar for **November 5, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

Action: James/Pierce, 6/0/0. Motion carried. (Zimmerman absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Bedard announced that the 4th agenda item, 415 Alan Road has been postponed indefinitely at the applicant's request, and the 7th agenda item, 920 Camino Viejo Road has been moved up to its 4:45 p.m. review time slot; no other items review times have been changed.

2. Ms. Bedard announced Holiday City closure dates to be December 24th through January 1, 2013; therefore, Consent Calendar and Full Board meetings for Mondays, December 24th and December 31st shall be cancelled.

3. Board member Bernstein announced she would be leaving the meeting at approximately 5:40 p.m.

To verify availability, Ms. Bedard took a poll of members able to attend the Monday, November 19, SFDB Full Board hearing, the Monday prior to the Thanksgiving Day Holiday. All members present confirmed they would be available for the Monday, November 19, Full Board hearing.

E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW**1. 103 ONTARE HILLS LN****A-1 Zone**

(3:15) Assessor's Parcel Number: 055-160-061
 Application Number: MST2011-00261
 Owner: JWM Revocable Trust
 Architect: Bill Wolf

(This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio. A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.)

(Project Design Approval of the project is requested. Project requires Environmental Assessment and compliance with Planning Commission Resolution No. 032-05. Project was last reviewed on July 18, 2011.)

Actual time: 3:15 p.m.

Present: Bill Wolf, Architect; and Jack Maxwell, Trustee.

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

Motion: **Project Design Approval as submitted 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 the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent with comments:**

- 1) The Board had positive comments regarding the project's consistency, appearance and aesthetics, design sensitivity with the adjacent historic adobe structure, neighborhood compatibility, quality of architecture and materials, acceptable color board, and good neighbor guidelines.
- 2) Provide proposed plant materials and details for the bioswale.
- 3) Study proportionally reducing the size of the windows adjacent to the fireplace on the north elevation.
- 4) Reduce the height of the roof structure over the barbeque to an 8-foot plate height.
- 5) Study lowering the profile of the patio cover over the doors on the south elevation located outside the family room.
- 6) The windows at the bathroom on the west elevation shall be relocated to the north elevation.
- 7) All solar panels details shall be black in color to blend into the roof and minimize appearance.

Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Zimmerman absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 856 FERRELO PL

E-1 Zone

(3:45) Assessor's Parcel Number: 029-330-011
 Application Number: MST2012-00397
 Owner: Nan Zhou
 Designer: Sophie Calvin

(Proposal for a seven square foot addition at the existing entry; a new 31 square foot entry porch, window, and door alterations; and "as-built" patio and site walls located within the setbacks at an existing 2,335 square foot, one-story, single-family residence located in the Hillside Design District. The project requires Staff Hearing Officer review for requested zoning modifications. The project is 74% of the guideline floor-to-lot area ratio (FAR). The proposal will address the violations identified in enforcement case ENF2012-00195.)

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

Actual time: 4:10 p.m.

Present: Sophie Calvin, Designer; Nan Zhou, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:18 p.m. As no one wished to speak, public comment was closed.

Letters of expressed concerns were received via email from Ken and Susan Tompetrini, and a response from the Owner to the letter from the Tompetrinis', were acknowledged.

Public comment closed at 4:19 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds the project's overall concept acceptable and has positive comments regarding the project's consistency and appearance, adjacent neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) The Board finds the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) Study the entry steps and consider wrapping the steps around the corner.
- 4) The Board finds acceptable the solution of the rear retaining wall which is to retain the wall cap on the portion of the retaining wall within the property line.
- 5) Provide a color and materials boards.
- 6) Provide trellis details.
- 7) Provide window and shutter details on the plans.
- 8) Provide a cut-sheet of the garage doors to be depicted on Sheet A-3.
- 9) Provide landscape plan details in and around the new walkway; including any planting details on the trellis and front windows.

Action: Sweeney/Miller, 6/0/0. Motion carried. (Zimmerman absent).

PROJECT DESIGN REVIEW

3. 20 CAMINO VERDE

A-1 Zone

(4:15) Assessor's Parcel Number: 019-282-027
 Application Number: MST2012-00283
 Applicant: Jim Doub
 Owner: Rory Rye & Jim Doub
 Architect: Edwards Pitman Architects, AIA

(Proposal to construct a new single-family residence to replace one destroyed in the Tea Fire. The proposal includes the construction of a 5,025 square foot, two-story residence and an attached 547 square foot two-car garage for a total of 5,572 square feet. 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 5,572 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 108% of the guideline floor-to-lot-area ratio (FAR).)

(Project Design Approval of the project is requested. Project requires environmental assessment and zoning compliance. Project was last reviewed on October 8, 2012.)

Actual time: 4:38 p.m.

Present: Richard Redmond, Architect; Jack Kessel, Landscape Architect; Rory Rye, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:48 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval as submitted 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 the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code, and continued indefinitely to the Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping, and good neighbor guidelines.
- 2) Remove the one uncovered parking space and paving located within the required interior setback and provide additional landscaping in this location. The one uncovered parking space located within the remaining from yard is acceptable and found to be adequately screened from public view as indicated by the proposed landscape plan.
- 3) Provide a color and materials board, and final construction details.

Action: Miller/Sweeney, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

4. 415 ALAN RD

A-1/SD-3 Zone

(4:45) Assessor's Parcel Number: 047-091-024
Application Number: MST2012-00268
Owner: Seybold 1997 Trust
Architect: Christine Pierron

(Proposal for a 39 square foot addition and conversion of an existing 221 square foot accessory building into a new 260 square foot one-car garage, and construction of a new attached 496 square foot accessory building, located on a proposed 45,056 square foot lot in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal also includes a new patio and a new 42-inch in height retaining wall. There is an existing 3,372 square foot, two-story, single-family residence with an attached two-car garage to remain. The project requires Staff Hearing Officer review for a requested zoning modification. A two-lot subdivision, resulting in a 45,056 square foot lot and a 14,601 square foot lot, has been approved for this site and is awaiting approval from the California Coastal Commission. The proposed total development of 4,128 square feet is 82% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design and Final Approvals of the project are requested; requires compliance with Staff Hearing Officer Resolution No. 043-12. Project was last reviewed on August 27, 2012.)

Postponed two weeks at the applicant's request.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 2082 LAS CANOAS RD

A-1 Zone

(5:15) Assessor's Parcel Number: 021-030-037
Application Number: MST2012-00262
Owner: Ron Petelski
Architect: James McClintock
Engineer: Victor Beck

(Proposal for site grading; construction of multiple retaining walls; to level, extend, and pave the driveway; and create a building pad for a future residence located on a 3-acre parcel in the Hillside Design District. The proposal involves 1,250 cubic yards of cut, 1,250 cubic yards of fill, and 1,000 cubic yards of recompaction to be balanced on site. Retaining walls include a new 120 linear foot retaining wall ranging in height from 6-inches to 12 feet, a new 200 linear foot retaining wall ranging in height from 4- to 5-feet, and a new 145 linear foot 6-foot tall site wall. The proposal will address violations identified in enforcement case ENF2012-00172.)

(Comments only; project requires environmental assessment.)

Actual time: 5:35 p.m.

Present: James McClintock, Architect; and Ron Petelski, Owner.

Public comment opened at 5:41 p.m. As no one wished to speak, public comment was closed.

A letter of support from Ania Lejman, Owner of ALD Landscape Design, regarding the acceptable and general healthy condition of the evergreen oak trees on the site was acknowledged; the grading plan was reviewed and reported to have no adverse effects on the oak trees or surrounding landscape.

Motion: Continued four weeks to Full Board with comments:

- 1) The Board finds the heights and locations of the retaining walls to be compatible with the topography of the property.
- 2) Further study design, materials, and color solutions that will allow the retaining walls to blend with the hillside; include landscaping and plantings for placement in front of the retaining wall as a screening element.

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

Board comments during discussion: The Board finds the location of the proposed future building footprint to be generally acceptable and look forward to further site design details.

PROJECT DESIGN REVIEW**6. 2296 LAS TUNAS RD****A-1 Zone**

(5:35) Assessor's Parcel Number: 019-072-015
Application Number: MST2012-00314
Owner: Daniel H. Johnston

(Proposal for alterations and additions to an existing 2,308 square foot one-story single-family residence, located on a 35,699 square foot lot in the Hillside Design District. The alterations include the demolition of an existing 479 square foot two-car garage, construction of a new 750 square foot partial subterranean three-car garage, and a total of 700 square foot of residential additions, including a 394 square foot den, a 170 square foot bedroom addition, and a 136 square foot cellar. The proposal includes a new clerestory element above the living room, replacement of windows and doors, and replacement of the exterior stucco. The following site alterations include replacement of the existing pool and decks, construction of a new 42-inch tall stone wall, a new 6-foot tall wall, driveway gate and columns, and new site retaining walls. The existing driveway will be redesigned with two levels to provide access to the new subterranean garage and proposed uncovered parking spaces at grade. A total of 554 cubic yards of cut and fill grading is proposed, including 277 cubic yards of cut under the building footprint, 40 cubic yards of fill outside the building footprint, and 237 cubic yards of export. The proposed total of 3,758 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval of the project is requested; requires Tier 3 Stormwater Management Program (SWMP) best management practices. Project was last reviewed on September 9, 2012.)

Actual time: 6:02 p.m.

Present: Dan Johnston, Architect and Owner.

Public comment opened at 6:11 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 two weeks to the Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, quality of architecture, and consistency with public views.
- 2) The Board finds the general concept of the proposed project does not pose consistency issues with the Single Family Residence Design Guidelines; and is compatible with the site and neighborhood, as there are no major additions to the existing house.
- 3) Provide larger scale drawings; include details of plan and all four elevations (preferably at 1/4-inch scale) of the pergola and trellis element around the pool.
- 4) Provide construction details of all architectural changes; including windows, doors, and the pergola details, etc.
- 5) Provide additional photographs and detailed notations (Sheet #AR-3), and a delineated landscape plan of both existing and proposed planting details; including any existing, removed, relocated, thinned, and modified plantings for clarification.
- 6) The Board finds the proposed stone wall to be acceptable, however looks forward to a more complete plan sets including details and elevation drawings, i.e. including all proposed and existing elements, textures, patterns, veneer details, etc.

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

The ten-day appeal period was announced.

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

SFDB-CONCEPT REVIEW (CONT.)

7. 920 CAMINO VIEJO RD

A-2 Zone

(6:00)

Assessor's Parcel Number: 015-060-047
 Application Number: MST2012-00364
 Owner: Marc and Mara Dworsky, Living Trust
 Architect: Bildsten & Sherwin Design Studio

(This is a revised project description: Proposal for construction of a new 3,010 square foot patio to include a pool and spa, an exterior barbeque counter and dining area, and a new 820 square foot accessory space to be constructed beneath the new patio. The parcel is currently developed with an existing 3,578 square foot single-family residence, and an attached 463 square foot two-car garage. The 820 square foot accessory space includes a 500 square foot study/art studio with a half bath, and a 320 square foot storage area. Also proposed are two uncovered, screened, guest parking spaces to be located next to the existing garage. A total of 44 cubic yards of cut and fill grading is proposed. The proposed total of 4,861 square feet, located on a 1.15 acre lot, is 96% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on October 8, 2012.)

Actual time: 5:07 p.m.

Present: Susan Sherwin, Architect; Stacy Isaac, Landscape Architect; Marc Dworsky, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 5:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) The guest parking located in the remaining front yard is to remain adequately screened so as not to be visible from the street.
- 3) Provide window details.
- 4) Provide a color and materials board.
- 5) The Board finds acceptable:
 - a. The vehicular screening for the uncovered guest parking area in the front yard;
 - b. The window wall in the accessory building below the pool deck;
 - c. The proposed front gate with the removal of the glass and replacement with a solid panel;
 - d. The landscape plan layout for the pool deck area addresses the Board's concern regarding the size; and
 - e. The tree screening directly in front of the house; the landscape treatment at the front of the property; and the suggested mulch trail areas and plantings to be included in the final landscape design.
- 6) The proposed landscape plan shall be reviewed by Ann Marx, Fire Inspector II, for High Fire Area compliance prior to returning for Final Approval.

Action: Sweeney/James, 5/1/0. Motion carried. (Bernstein opposed, Zimmerman absent).

The ten-day appeal period was announced.

CONSENT CALENDAR (11:00 a.m.):

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.

REVIEW AFTER FINAL**A. 356 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-081-010
 Application Number: MST2011-00366
 Owner: Reichel Family 2005 Trust
 Architect: Harrison Design
 Landscape Architect: Sydney Baumgartner

(Proposal to construct a new single-family residence to replace the previous residence destroyed in the Tea Fire. Proposal includes a new 3,959 square foot, two-level single-family residence with an attached 695 square foot, three-car garage on the basement level, located on a 43,592 square foot lot in the Hillside Design District. The project includes a new swimming pool, new site retaining walls, 1,800 cubic yards of cut, and 1,000 cubic yards of fill. The proposal total of 4,654 square feet, which includes a 50% basement calculation discount, is 85% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final for changes to motor court layout, retaining wall and spa locations, removal of pool equipment enclosure, minor elevation changes, and landscape and hardscape areas.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced.

FINAL REVIEW**B. 454 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-012
 Application Number: MST2012-00133
 Owner: Fred and Maija Wolf, Trustees
 Designer: J. Grant Design Studio

(The proposal has been revised to result in a 151 square foot reduction to the original proposed additions. Proposal for a 394 square foot one-story and 295 square foot two-story addition to an existing 1,528 square foot two-story, single-family residence and 420 square foot attached two-car garage. The proposed total of 2,637 square feet, located on an 8,722 square foot lot in the Hillside Design District, is 79% of the maximum required floor-to-lot area ratio (FAR). The project requires compliance with Staff Hearing Officer Resolution No. 040-12.)

(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 040-12. Project was last reviewed on July 16, 2012.)

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, and as noted on plan Sheet A-1.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW**C. 3505 LOS PINOS DR****E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-312-008
 Application Number: MST2012-00161
 Owner: Mary W. Shea Trust
 Agent: Mark Morando
 Contractor: Ron Rasmussen

(Proposal to permit "as-built" work to include approximately 12-foot entry columns and a 6.5-foot wood gate, to relocate a 3-foot tall wrought iron fence and site fencing, two fountains within the front yard, and to permit the raised deck, trellis, and spa in the rear yard. The parcel is currently developed with an existing 1,754 square foot one-story single-family residence, including an attached two-car garage, located on a 9,017 square foot lot. The project requires compliance with Staff Hearing Officer Resolution No. 042-12.)

(Project Design and Final Approvals of the project are requested. Project requires compliance with Staff Hearing Officer Resolution No. 042-12. Project was last reviewed on May 21, 2012.)

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, with the condition for the applicant to make corrections to the plans and provide details of the pillars to be altered to have a more natural stone shape, rather than block columns.

The ten-day appeal period was announced.

FINAL REVIEW**D. 1835 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-018
 Application Number: MST2012-00289
 Owner: Rafael and Linda Franco, Trustees

(This is a revised project description: Proposal to enclose an existing 190 square foot second level deck above the two-car garage to a bedroom on an existing two-story, 2,530 square foot single-family residence. The proposed total of 2,761 square feet, located on an 8,682 square foot lot in the appealable jurisdiction of the Coastal Zone, is 82% of the required floor-to-lot area ratio (FAR).)

(The project was last reviewed and received Project Design Approval on October 8, 2012. Final Approval of the project is requested.)

Final Approval as submitted.

The ten-day appeal period was announced.

CONTINUED ITEM**E. 464 BROSIAN WAY****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-031
Application Number: MST2012-00398
Owner: Andrew W. Osburn, MD Trust
Applicant: Amy Von Protz

(Proposal for an interior remodel and minor façade remodel to an existing one-story, 2,599 square foot, single-family residence with an attached two-car garage, located on a 1.22 acre lot in the Hillside Design District. The proposal includes an increase to the roof height by approximately 4-feet, the addition of a clerestory element, alterations to the front entry, the replacement of windows and doors, and two new wood trellises located at the south elevation. No alterations are proposed to the existing 498 square foot accessory building.)

(The project was last reviewed and received Project Design Approval on October 22, 2012. Final Approval of the project is requested. Action may be taken if sufficient information is provided.)

Postponed one week at the applicant's request.

CONTINUED ITEM**F. 703 LITCHFIELD LN****E-1 Zone**

Assessor's Parcel Number: 041-201-004
Application Number: MST2012-00403
Owner: Frederic Brander
Applicant: Robert Mehl

(Proposal to add a 360 square foot ground floor wood deck and a new 207 square foot entry on an existing 3,147 square foot single-family residence. The proposed floor-to-lot-area ratio (FAR) will be 0.253 or 79% of the maximum FAR.)

(Action may be taken if sufficient information is provided. Project was last reviewed on October 29, 2012.)

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.

The ten-day appeal period was announced.

NEW ITEM**G. 2038 CIELITO LN****A-1 Zone**

Assessor's Parcel Number: 021-082-025
Application Number: MST2012-00415
Owner: Robert Eberhardt
Architect: Jeffery Stoutenborough

(Proposal to permit the following "as-built" alterations: add three new windows; replace windows on upper and lower level; convert 54 square feet of crawl space to floor area for interior stairs; replace front entry door; and reconstruct exterior stairs. This work will address violations called out in enforcement case ENF2012-00520.)

Continued indefinitely to Consent with the comment to replace windows on bedrooms No. 2 and 3 with operable windows for fire egress.

**** MEETING ADJOURNED AT 6:42 P.M. ****