

The following members of the public attended to review the proposed changes:

1. Michael Baugus – adjacent neighbor at 1541 Shoreline Dr., reviewed proposed changes to windows, specifically locations and sizes, for preservation of privacy.
2. David & Fay Bisno – adjacent neighbors at 1539 Shoreline Dr., reviewed proposed changes to windows, specifically locations and sizes, for preservation of privacy; expressed opposition to the increase of 11-inches in roof height to support revised windows.

A letter of concern from Paula Westbury was acknowledged.

Review After Final approved as submitted.

- 1) Note: there is no change to the roof color.
- 2) Note: replaced sprinkler irrigation with drip line irrigation at the lawn area.

The ten-day appeal period was announced.

REFERRED BY FULL BOARD

B. 616 E VALERIO ST

R-2 Zone

Assessor's Parcel Number: 027-270-003
Application Number: MST2013-00030
Owner: Catherine Edwardson
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

(Final Approval is requested. Project Design Approval was granted on March 11, 2013.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval as noted on the Cover Sheet and on Sheet A6-1 with conditions:

- 1) Specify the grout joint to be a minimum 3.6" wide.
- 2) Clarify and note location of existing sandstone.
- 3) The pattern of the new sandstone should match the existing pattern.

The ten-day appeal period was announced.

REFERRED BY FULL BOARD**C. 920 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-047
Application Number: MST2012-00364
Owner: Marc & 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 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.)

(Project Design and Final Approval of project is requested. Project requires compliance with Staff Hearing officer Resolution No. 001-13.)

A letter of concern from Paula Westbury was acknowledged.

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 conditions:

- 1) Provide a color and materials schedule on the plans, and a materials board for the file.
- 2) Provide a final Tier 3 SWMP plan with calculations for staff review prior to issuance of a building permit.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by Fred Sweeney and Jaime Pierce.