



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, December 1, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

---

**BOARD MEMBERS:**                      FRED SWEENEY, *Chair*  
  BRIAN MILLER, *Vice-Chair*  
  BERNI BERNSTEIN  
  LISA JAMES  
  JAIME PIERCE  
  DENISE WOOLERY  
  JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
  DAVID ENG, Planning Technician  
  AMBER FLEMMINGS, Commission Secretary

---

**Website: [www.SantaBarbaraCA.gov](http://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/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

#### **CALL TO ORDER.**

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

#### **ATTENDANCE:**

Members present:                      Sweeney, Miller, Bernstein, James, and Woolery.  
Members absent:                        Pierce and Zimmerman.  
Staff present:                              Eng, Limón, and Flemmings.

#### **GENERAL BUSINESS:**

A.      Public Comment:

No public comment.

B.      Approval of the minutes:

Motion:                      Approval of the minutes of the Single Family Design Board meeting of **November 17, 2014**, as submitted.

Action:                        James/Woolery, 5/0/0. Motion carried. (Pierce/Zimmerman absent).

## C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **November 24, 2014**. The Consent Minutes were reviewed by Sweeney/Pierce.
- Action: Bernstein/James, 5/0/0. Motion carried. (Pierce/Zimmerman absent).
- Motion: Ratify the Consent Minutes of **December 1, 2014**. The Consent Minutes were reviewed by Sweeney/James.
- Action: James/Miller, 5/0/0. Motion carried. (Pierce/Zimmerman absent).

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

- a. Mr. Eng announced that Item #4, 511 Brosian Way, was postponed per the applicant's request.
- b. Mr. Limón reported that the appeal of the Board's denial of 3626 San Remo Dr Lot #2 was upheld by City Council. He suggested that the Board clearly explain their reasons why a project is not acceptable before a denial action is taken.
- c. Board member Miller expressed his concerns about the appellant's letter regarding the San Remo project and touched upon the role of the Board members in the decision making process. Chair Sweeney announced that he will recuse himself from all future projects associated with the appellant.
- d. Chair Sweeney reported that he attended a meeting with Mr. Limón, the Community Development Director, and new Chief Building Official to discuss projects that have not been built per approved plans.
- e. Board member Bernstein announced that she will recuse herself from Item #10, 2321 Edgewater Way.

## E. Subcommittee Reports.

No Subcommittee Reports.

**SFDB-CONCEPT REVIEW (CONT.)****1. 3219 CLIFF DR****A-1/SD-3 Zone**

**(3:15)** Assessor's Parcel Number: 047-082-029  
 Application Number: MST2014-00582  
 Owner: Kathi Marx  
 Architect: TCM AIA

(Proposal to replace windows and doors at the south and east elevations of a two-story, single-family residence in the Hillside Design District and appealable jurisdiction of the coastal zone.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was referred from Consent on November 24, 2014.)**

Actual time: 3:22 p.m.

Present: Tom McMahon, Architect.

Public comment opened at 3:25 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

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

**Amended Motion: 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 comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

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

The ten-day appeal period was announced.

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **2. 205 LAS ONDAS**

**E-3/SD-3 Zone**

**(3:35)**

Assessor's Parcel Number: 045-152-012  
Application Number: MST2014-00562  
Owner: Octavio N. and Esther Valencia Living Trust  
Applicant: Eric Swenumson

(Proposal for a 253 gross square foot upper level deck at the rear of an existing two-story single family residence. The proposal includes replacement of windows on the second floor and interior remodel.)

**(Second concept review. Action may be taken if sufficient information is provided. Project was referred from Consent on November 17, 2014.)**

Actual time: 3:30 p.m.

Present: Eric Swenumson, Designer; Bruce Schmidt, General Contractor; and Sean McLaughlin, Owner.

Public comment opened at 3:39 p.m. As no one wished to speak, public comment was closed.

**Motion: 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 comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) The Board finds that the deck is within constraints and is acceptable.

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

The ten-day appeal period was announced.

**FINAL REVIEW****3. 210 PALISADES DR****E-3/SD-3 Zone**

**(3:55)** Assessor's Parcel Number: 041-329-007  
 Application Number: MST2014-00348  
 Owner: Steve Johnson  
 Architect: Warner Young

(Proposal for a minor addition and major exterior facade alterations to an existing single-family residence. The project includes a 63 square foot addition at the rear for a stairway to a new converted living space above an existing attached two-car garage. The proposed total of 3,558 square feet is 99% of the maximum floor-to-lot area ratio (FAR) located on a 9,635 square foot parcel. This project addresses violations identified in Zoning Information Report ZIR2013-00018.)

**(Final Approval is requested. Project was last reviewed on August 11, 2014.)**

Actual time: 3:47 p.m.

Present: Warner Young, Architect; and Chris Gilland, Landscape Architect.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) The Board finds the 99% FAR acceptable, given that the existing residence was already at a high FAR and the minor addition to the residence would not negatively impact or pose consistency issues with the neighborhood.

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

**PROJECT DESIGN REVIEW****4. 511 BROSIAN WAY****A-1/SD-3 Zone**

**(4:15)** Assessor's Parcel Number: 047-030-011  
 Application Number: MST2014-00149  
 Owner: John Park  
 Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 5,888 square foot, two-story residence with lofted bedroom space and an attached three-car garage and two-car uncovered parking on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and 510 cubic yards of cut grading and, 3,870 cubic yards of fill grading. The proposed total of 5,888 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 104% of the guideline maximum floor-to-lot area ratio. This project includes Planning Commission Review for a Coastal Development Permit.)

**Postponed two weeks at the applicant's request.**

**\*THE BOARD RECESSED AT 4:04 P.M. AND RECOVERED AT 4:40 P.M.\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1240 W MICHELTORENA ST****R-1 Zone**

**(5:00)** Assessor's Parcel Number: 041-101-010  
Application Number: MST2014-00555  
Applicant: Gelare Macon  
Owner: Mark Travers AIA

(Proposal for a new 3-story, 2,249 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 74% slope in the Hillside Design District. The ground level will be comprised of a 450 square foot 2-car garage and 365 square feet of living area, the middle level will have 730 square feet, and the upper level will have 704 square feet. There will be 1,049 square feet of decks on the middle and upper levels, including a roof deck. A new landscape plan is also proposed. The floor-to-lot-area ratio (FAR) is 84% of the required maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification for new construction in the front setback.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Project requires a minor encroachment permit for work in the public right of way.)**

Board member Bernstein recused herself from this project.

Actual time: 4:43 p.m.

Present: Gelare Macon, Planner; and Mark Travers, Architect.

Public comment opened at 5:09 p.m.

- 1) Jason Crawford, a neighbor at 1223 West Micheltoarena Street, expressed concerns regarding the suitability of the lot for development due to the intensity of the slope, the lack of adequate parking on the narrow street during construction, and the large size of the proposal.
- 2) Jean Demro, a neighbor at 1236 West Micheltoarena Street, expressed concerns regarding the large size, bulk, and scale of the project. She welcomed a more modest design consistent with Planning Commission comments given to a previous proposal at this lot.
- 3) Jim Fischer, a neighbor at 1244 West Micheltoarena Street, expressed concerns regarding potential erosion of the slope and hazards posed by the narrow width of the street.
- 4) Malca Lebell, a neighbor at 1243 West Micheltoarena Street, expressed concerns about construction impacts to accessibility of emergency vehicles on the narrow street.
- 5) Alan Kasehagen, a neighbor at 1222 West Micheltoarena Street, expressed concerns regarding the removal of the oak trees from the hillside.
- 6) Fray Crease, a neighbor at 1231 West Micheltoarena Street, expressed concerns regarding the excessive height and size of the project, suggesting that it be stepped back and screened. She also suggested that a site visit be conducted by the Board members.

Letters of expressed concerns from Fray Crease, Alan Kasehagen, Jean and Jim Demro, and Craig and Sara Donen were acknowledged.

Public comment closed at 5:22 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board cannot support the architectural style and feels it is not appropriate for the neighborhood.

- 2) The Board does not support the size of the proposal and feels that it could be reduced..
- 3) The Board understands the need for the proposed grading at the site.
- 4) The Board feels that the third floor could be removed.
- 5) Eliminate the roof deck.
- 6) The Board requests the City clarify the width of Michelotrena St., particularly in front of the property, and as it would relate to access by emergency vehicles and construction impacts.
- 7) Study the size of the building footprint to reduce the amount of trees removed.
- 8) The Board cannot support the modifications at this time without additional information from the City regarding the width of Micheltorena Street and any future plans for the public right of way.

Action: Miller/Woolery, 4/0/0. Motion carried. (Bernstein stepped down, Pierce/Zimmerman absent).

## **PROJECT DESIGN REVIEW**

### **6. 1118 INDIO MUERTO ST**

**R-3 Zone**

**(5:35)**

Assessor's Parcel Number: 017-291-003  
 Application Number: MST2014-00283  
 Owner: Edward St. George Revocable Trust  
 Applicant: Laura Weinstein  
 Architect: On Design Architects

(Proposal to demolish an existing 889 square foot single-family residence and construct a new two-story 1,539 square foot dwelling with a 413 square foot detached two-car garage on a 3,960 square foot lot. The proposal will result in an 89% guideline maximum floor-to-lot area ratio (FAR). This project addresses violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with projects at 1120 and 1122 Indio Muerto Street to be reviewed concurrently by the Architectural Board of Review.)

**(Project Design Approval is requested. Project was last reviewed on October 6, 2014.)**

Actual time: 5:50 p.m.

Present: Laura Weinstein and Keith Nolan, Architects; and Charles McClure, Landscape Architect.

Public comment opened at 5:58 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 the Consent with comments:**

- 1) The Board had positive comments regarding the project's neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) The Board finds the proposed S-tile with 3-tile starter rows acceptable for this project and the neighborhood, and asks that staff share this finding with the Architectural Board of Review in their review of the multi-family component of a related project at 1120 and 1122 Indio Muerto St.
- 3) Provide details of the steel fencing and materials.
- 4) The Board finds the color board acceptable.

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

**\*\*\*DINNER BREAK FROM 6:16 P.M. TO 6:44 P.M.\*\*\***

## **PROJECT DESIGN REVIEW**

### **7. 1632 LA VISTA DEL OCEANO DR**

**E-1 Zone**

**(6:30)** Assessor's Parcel Number: 035-180-081  
Application Number: MST2014-00200  
Owner: Young-Saari Living Trust  
Architect: James Lecron

(Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR).)

**(Second Concept Review. Project Design Approval is requested. Project was last reviewed on May 19, 2014.)**

Actual time: 6:45 p.m.

Present: James Lecron, Architect; and Kris Kimpel, Landscape Architect.

Public comment opened at 6:55 p.m.

Letters of expressed concerns from Lee and Carolyn Savage, and Anthony Bladon were acknowledged.

Public comment closed at 6:57 p.m.

**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 comments:**

- 1) Provide a color board.
- 2) Provide architectural details.
- 3) Provide exterior lighting specifications.
- 4) The Board appreciates the alterations to the design and finds the project compatible in size, bulk, and scale with the surrounding homes.
- 5) Provide a complete landscape plan that includes irrigation.
- 6) Show compliance with Tier 3 Storm Water Management Program (SWMP).

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 401 YANKEE FARM RD****A-1/SD-3 Zone**

**(7:05)** Assessor's Parcel Number: 047-081-008  
Application Number: MST2014-00545  
Owner: Melvin Rosenfeld Trustee  
Architect: James Zimmerman

(Proposal for 423 square feet of first- and second-story additions, a new 368 1-car carport, and the conversion of an existing 282 carport into a garage. The project also proposes permitting an "as-built" 1-car carport and an "as-built" detached garden shed. The proposed total of 4,988 square feet of development on a 1.17 acre lot in the non-appealable jurisdiction of the Coastal Zone is 98% of the guideline floor-to-lot area ratio. The project includes Staff Hearing Officer review for a requested zoning modification to allow construction in the front setback.)

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

Actual time: 7:10 p.m.

Present: Paul Sicat, Designer; and Melvin and Mary Rosenfeld, Owners.

Public comment opened at 7:15 p.m.

A letter of expressed concerns from Lori Rafferty was acknowledged.

Public comment closed at 7:16 p.m.

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

- 1) The Board appreciates the style of architecture.
- 2) The Board finds the size, bulk and scale appropriate.
- 3) Study the appropriate proportions of the window fenestrations by the rear door on the south elevation.
- 4) The Board supports the modifications of the existing buildings and finds them appropriate for the site.
- 5) The FAR is appropriate due the configuration of the structure, design of the addition, and their relation to the site.

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



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 240 EUCALYPTUS HILL DR****A-2 Zone****(7:40)**

Assessor's Parcel Number: 015-050-025  
Application Number: MST2014-00548  
Owner: Clay Tedeschi Trust  
Architect: Jock Sewall  
Engineer: Mitch Perkins  
Contractor: J. Fenske Construction, Inc.

(Proposal for 1,391 square feet of first- and second-floor additions to an existing 4,790 square foot single-family residence with a detached 403 square foot two-car garage and 468 accessory building. The project includes an additional 433 square foot two-car garage. The proposed total of 5,974 square feet (of which 313 square feet is located below grade) on a 3 acre lot in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested modification to allow the total square footage of garages to exceed 750 square feet.)

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

Actual time: 7:29 p.m.

Present: Stan McAuliffe, Architect; and Clay Tedeschi, Owner.

Public comment opened at 7:40 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the size, bulk and scale acceptable.
- 2) Provide details of the window fenestrations.
- 3) The Board had positive comments regarding the project's consistency and appearance.
- 4) The Board supports modification to allow additional two-car garage.
- 5) The Board finds the FAR appropriate given the configuration of the structure as it relates to the site.

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

**SFDB-CONCEPT REVIEW (CONT.)****10. 2321 EDGEWATER WAY****E-3/SD-3 Zone**

**(8:15)** Assessor's Parcel Number: 041-350-009  
 Application Number: MST2014-00411  
 Owner: Jeff Barens  
 Architect: Tom Meaney  
 Designer: Al Winsor

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio (FAR). This project includes Planning Commission review for a Coastal Development Permit.)

**(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit. Project was last reviewed on September 22, 2014.)**

Actual time: 7:49 p.m.

Present: Tom Meaney, Architect; Erin Carroll, Landscape Architect; and Jeff Barens, Owner.

Public comment opened at 7:58 p.m.

- 1) Bruce Venturelli, a neighbor at 2210 Edgewater Way, expressed concerns regarding the large scale, proportion, and compatibility of the project in comparison to the neighboring homes.

Public comment closed at 8:01 p.m.

Public comment re-opened at 8:08 p.m.

- 2) Sam Ryan, a neighbor at 2317 Edgewater Way, spoke in favor of the project.
- 3) Kymberlee Ruff, a neighbor at 106 Cooper Road, expressed concerns regarding the excessive size of the project.

Public comment closed at 8:12 p.m.

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

- 1) The Board appreciates the reduction in plate heights in conjunction with the FAR, the removal of the three upper level decks, and sensitivity to surrounding neighbors through screening.
- 2) In relation to the adjacent properties, the Board finds that this project does not pose any significant visual impacts.

Action: James/Woolery, 4/0/0. Motion carried. (Bernstein abstained, Pierce/Zimmerman absent).

**\*\* MEETING ADJOURNED AT 8:22 P.M. \*\***

**CONSENT AGENDA (11:00 A.M.)**

Items on Consent Agenda were reviewed by Lisa James and Fred Sweeney.

**REVIEW AFTER FINAL****A. 1131 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-030  
 Application Number: MST2012-00164  
 Owner: Charles Rudd, Jr.  
 Architect: Paul Zink

(Proposal to construct a new 4,030 square foot three story, single-family residence, including a basement, and an attached 470 square foot garage, located on a 20,024 square foot lot in the Hillside Design District. The previous approximately 3,000 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new entry gates, new retaining walls, new patios and decks, a new spa, an existing swimming pool to remain, and a total of 50 cubic yards of grading. Also proposed is the removal of three existing trees and planting of four new replacement trees. The proposed total of 4,500 square feet, which includes a 50% reduction of the basement square footage area, is 95% of the guideline floor-to-lot area ratio (FAR).)

**(Review After Final is requested for an "as-built" landscape planting plan, revisions to the hardscape paving and perimeter walls and fencing on the site plan, a change of the pre-cast columns to plaster columns, removal of the kal-wall covering at the covered patio, revisions to the exterior light fixtures, changes to the drop ceiling in the living room, and removal of non-load bearing columns.)**

**Final Approval as submitted of Review after Final.**

**FINAL REVIEW****B. 20 PUEBLO VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-311-019  
 Application Number: MST2014-00511  
 Owner: William O'Donnell  
 Applicant: Cesar Cruz

(Proposal to construct a 620 square foot, second story addition to an existing 2,017 square foot, two-story, single-family residence with an attached two-car garage. The project includes removal of an as-built alcove at the north elevation of the residence and permitting of the as-built reconfiguration of two bedrooms on the second floor into one master bedroom. The proposed total of 2,637 square feet on a 14,268 square foot lot in the Hillside Design District is 62% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00281.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 296 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-004  
Application Number: MST2013-00406  
Owner: Stone Family Trust  
Architect: AB Design Studio

(Proposal to construct a 3,873 square foot, two-story single-family residence, with an attached 624 square foot, two-car garage. The proposal includes an attached, 292 square foot accessory structure, a detached 285 square foot storage building, site walls, two uncovered parking spaces, and 852 cubic yards of grading. The proposed development of 5,074 square feet on a 2.18 acre vacant lot in the Hillside Design District is 90% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading and building footprint.)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program and requires a 3-star rating with Built Green Santa Barbara. Project must comply with Planning Commission Resolution No. 009-14.)**

**Continued one week to Consent.**

**FINAL REVIEW****D. 2301 CHAPALA ST****E-3 Zone**

Assessor's Parcel Number: 025-113-013  
Application Number: MST2013-00417  
Owner: Scott Gerrard Kipp and Hsiu Hua Kipp  
Designer: Tony Xiques

(Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**NEW ITEM- PUBLIC HEARING****E. 150 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-262-005  
Application Number: MST2014-00549  
Owner: Raymond W. Jewell Trustee  
Architect: Chris Cottrell

(Proposal for 350 square feet of first floor additions to an existing 1,696 square foot, one-story single-family residence. The project includes an alteration to the roof pitch, new windows and doors, a new 433 square foot wood deck, a new trash enclosure, and removal of an unpermitted deck cover. The proposed total of 2,093 square feet on an 11,657 square foot lot in the Hillside Design District is 53% of the guideline floor-to-lot area ratio. The project will address a zoning violation identified in Zoning Information Report ZIR2014-00249 and includes Staff Hearing officer review for requested zoning modifications.)

**Postponed indefinitely at the applicant's request.**