

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

- 1) The Board finds the requested zoning modification aesthetically appropriate and does not pose consistency issues with the Design Guidelines.
- 2) The Board supports the expansion of the patio and construction of a trellis and retractable awning in concept; however, the Board requests further study of the location of the posts and the connection between the trellis and the dwelling, and recommends the trellis posts be located behind the wall rather than directly above, and that the trellis structure be a stand-alone structure rather than connected to the roof of the dwelling.
- 3) Provide a section drawing that clearly shows the finished floor level of the patio.
- 4) Provide a color board for the existing dwelling and the proposed patio, walls, and trellis structure.
- 5) Provide trellis construction details including foundation connection details, tubing, etc.

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

NEW ITEM

B. 1011 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-241-023
 Application Number: MST2015-00623
 Owner: Andrew J. Wilson
 Architect: Thompson-Naylor

(Proposal for a 499 square foot addition to an existing 2,068 square foot, two-level single-family residence with a 380 square foot detached two-car garage and 141 square foot storage shed. This garage and shed will be demolished and replaced with a new 383 square foot two-car garage and 141 square foot storage room, both to be connected to the residence with a new roof and breezeway. The proposed total of 3,096 square feet on a 15,681 square foot parcel in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2009-00521. Staff Hearing Officer review is requested for zoning modifications for alterations in the front and interior setbacks.)

(Comments Only; project requires Staff Hearing Officer review for requested zoning modifications.)

Public Comment: The Board acknowledged a letter from neighbor Barbara Bonadeo, neighbor, in opposition to requested modifications.

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

- 1) The Board finds the requested zoning modifications aesthetically appropriate and do not pose consistency issues with the Design Guidelines.
- 2) The Board supports the continued use of S-tile on the garage to be consistent with the existing permitted S-tile on the remainder of the residence. However, the new S-tile roof shall comply with Design Guideline conditions for S-tiles to make the roof more authentic in appearance. These include a double starter row of two-piece barrel tile at the eave ends, 15% to 20% of field tiles to be laid with mortared randomly placed boosters, and natural cement mortared hips and ridges.
- 3) Clarify how the decks are built.
- 4) Provide details for proposed exterior lighting, windows and doors, and colors and materials.

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

REVIEW AFTER FINAL**C. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008
Application Number: MST2013-00351
Designer: Kris Kirkelie
Owner: Robert M. Light Trust

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project [MST2009-00183] was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached accessory building, a 696 square foot exterior deck, a new spa, and the removal of one 30-inch diameter oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio [FAR]. The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final is requested for revisions to the exterior architectural style, fenestration, and finish materials and colors. The revisions also include a reduction of the net square footage from 2,114 to 2,008 square feet, the addition of exterior stairs, the revision of the garage to a carport with storage, a new 12' x 18' pool and associated equipment, reduction of the deck from 692 to 265 square feet, and reconfiguration of the interior configuration of the residence. The revisions require a Substantial Conformance Determination for Staff Hearing Officer Resolution No. 066-13.)

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide drawings that clarify the appearance of design elements such as the barrel vault.
- 2) On the plans, indicate the pattern of the proposed stonework.
- 3) Provide exterior lighting details.
- 4) Provide details of the transition from stone to stucco at the corner.

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

FINAL REVIEW**D. 1566 W VALERIO ST****R-1 Zone**

Assessor's Parcel Number: 041-032-030
Application Number: MST2015-00376
Owner: Robert R. Harris
Architect: Jason Grant

(Proposal for a 182 square foot first-floor addition and 302 square foot second-floor addition to an existing 972 square foot single-family residence with a 165 square foot attached one-car carport. The project includes a 128 square foot covered balcony on the second floor. The proposed total of 1,621 square feet on a 5,483 square foot lot in the Hillside Design District is 64% of the required maximum floor-to-lot area ratio [FAR].)

(Final Approval is requested.)

Motion: Final Approval as submitted.

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

NEW ITEM**E. 1815 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-143-007
Application Number: MST2015-00625
Owner: Nortex, LLC
Applicant: Kenneth Delunas
Designer: Don Swann

(Proposal to demolish 10 square feet of the existing 1,180 square foot, one-story, single-family dwelling, and to construct a 137 square foot one-story addition. The project also includes demolition of a 198 square foot covered patio, construction of a new CMU stuccoed retaining wall at the driveway, and interior alterations. The proposed total of 1,315 square feet on a 23,956 square foot lot in the Hillside Design District is 28% of the guideline maximum floor-to-lot area ratio [FAR].)

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

Motion: Continued indefinitely to Consent Review with comments:

- 1) The Board supports the proposal in concept.
- 2) Provide a landscape plan that shows what will be retained, removed, or installed. Consult with Creeks Division as necessary to ensure compatibility with existing riparian species.

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

**** MEETING ADJOURNED AT 12:01 P.M. ****