



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 07, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNI BERNSTEIN
 ERIN CARROLL
 GLEN DEISLER
 GARY MOSEL
 DENISE WOOLERY

CITY COUNCIL LIAISON:

GRANT HOUSE

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

GENERAL BUSINESS:

Mr. Boughman opened the meeting at 3:05 p.m.

Members present: Bernstein, Carroll (out 5:25 to 6:10), Deisler, Mahan (left at 5:25), Woolery, Zink.
Members absent: Mosel
Council Liaison absent: House, Larson
Staff present: Boughman, Limon (left at 3:25), Shafer

(Item G was heard out of order.)

G. Election of Chair and Vice Chair for 2008.

Nomination: Mahan to serve as Chair.
Action: Zink/Bernstein. Unanimously approved. (Mahan abstained.)

Nomination: Zink to serve as Vice-Chair.
Action: Deisler/Carroll. Unanimously approved. (Zink abstained.)

The 2008 SFDB Officers are: William Mahan, Chair; and Paul Zink, Vice-Chair.

A. Public Comment:

No comment.

B. Approval of the Full Board minutes was tabled to the next regular meeting.

C. Consent Calendar. December 24, 2007, and January 7, 2008.

Motion: Ratify the Consent Calendar of December 24, 2007. The Consent Calendar was reviewed by Glen Deisler.

Action: Zink/Deisler 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of January 7, 2007 with the removal of Item #A, 129 Calle Bello, which is referred to the Full Board. The Consent Calendar was reviewed by Glen Deisler.

Action: Zink/Mahan, 5/0/1. Motion carried. (Bernstein abstained.)

Chair Mahan questioned Staff about 129 Calle Bello as to the status of the electrical, walkway, and unpermitted wall. Mr. Limón responded that enforcement of the as-built accessory structure due to complaints from neighbors is the reason for the item being placed on today's Consent Calendar. Chair Mahan does not want the Board to grant piecemeal approvals for work at this property and directed Staff to advise the applicant to abate any illegal conditions, and then apply to the Full Board for review of the entire project. The motion approving Consent Calendar was revised to refer item A, 129 Calle Bello, to the Full Board.

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

1. Mr. Boughman announced the following changes to the 2008 schedule due to holidays:

- a) The meeting of January 21 is rescheduled to Tuesday, January 22.
- b) The meeting of February 18 is rescheduled to Tuesday, February 19. (Mr. Mahan will be absent.)
- c) The meeting of May 26 is rescheduled to Tuesday, May 27.
- d) The meeting of September 1 is rescheduled to Tuesday, September 2.

E. Subcommittee Reports.

Report on vinyl windows was postponed two weeks.

F. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1609 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 027-152-012

Application Number: MST2007-00630

Owner: Thomas E. Schmidt

(Proposal to enclose an attached 80 square foot outdoor patio within the existing building footprint. The existing 2,220 square foot two-story single-family residence with attached two-car garage is legally-non-conforming as to the required interior yard setback. The project is located on a 5,000 square foot lot in the Hillside Design District. The proposed square footage is 94% of the maximum FAR. Approval of a modification to allow enclosure of the space within the interior setback is requested and the project's FAR above 85% and building height above 25 feet requires a FAR modification at Planning Commission.)

(THE PROPOSAL IS ABOVE 85% OF THE MAXIMUM REQUIRED FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND APPROVAL OF A MODIFICATION.)

(3:25)

Present: Thomas E. Schmidt, Owner.

Public comment opened at 3:31 p.m.

A letter from Leslie McGeoy, in support, was read into the record.

A letter from Cathy Rose, not opposed, was read into the record.

Public comment closed at 3:33 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and continued indefinitely to the Consent Calendar with the comment that the project is acceptable with the condition that the exterior light fixture on the side wall is to be removed.

Action: Deisler/Woolery, 5/1/0. Motion carried. (Bernstein opposed due to setting a precedence. Mosel absent.)

***** THE BOARD RECESSED FROM 3:38 P.M. UNTIL 3:50 P.M. *****

(Items 2 and 3 were heard in reverse order)

PRELIMINARY REVIEW

2. 730 COOK AVE

R-2 Zone

Assessor's Parcel Number: 043-243-018

Application Number: MST2007-00447

Owner: Joseph C. and Genevieve H. Franco Trustees

Architect: Larry Graves, Alliance Design Group

(Proposal to construct a new 2,053 square foot two-story single family residence including attached 425 square foot two-car garage on a vacant 5,135 square foot lot. The proposed total of 2,053 square feet is 83% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(4:35)

Present: Larry Graves, Architect.

Public comment opened at 4:45 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary 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 as a basis for working drawings, and continued indefinitely to the Consent Calendar with the following comments:

- 1) Restudy the base water table, keeping the pop-out around the door.
- 2) Restudy the roof slope and location and proportions of window sill moldings.
- 3) Move the tree closer to the street.
- 4) Provide more information on concrete driveway.
- 5) Show a future 300 square foot location for solar panels.
- 6) Reduce the concrete along the west side yard and introduce planting.
- 7) Provide more variety in heights of landscape plants.
- 8) Show gutters, downspouts, and gate detail.
- 9) The project provides consistency and appearance with the scenic character of the city; is compatible with the neighborhood, and provides quality architecture and materials.
- 10) Reduce the amount of turf on site, and provide an irrigation plan compatible with City of Santa Barbara low water use compliance guidelines.

Action: Deisler/Carroll, 6/0/0. Motion carried. (Mosel absent.)

(Item #2 and 3 were heard out of reverse order)

SFDB-CONCEPT REVIEW (CONT.)

3. 112 ONTARE HILLS

A-1 Zone

Assessor's Parcel Number: 055-160-058
 Application Number: MST2007-00430
 Owner: Wade and Jil Crang
 Architect: Bill Wolf

(Proposal to construct a 5,237 square foot two-story single-family residence which includes an attached 750 square foot three-car garage on a vacant 1.17 acre lot in the Hillside Design District. The proposal includes a second-story balcony, covered veranda, swimming pool, spa, and 460 cubic yards total of cut and fill grading. The proposed total of 5,237 square feet is 103% of the maximum guideline FAR.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)

(3:50)

Present: Bill Wolf, Architect; Wade Crang, Owner.

Public comment opened at 4:04 p.m. As no one wished to speak, Public Comment was closed.

Motion: Preliminary Approval of the Architecture 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 as a basis for working drawings, and continued indefinitely to the Full Board with the following comments:

- 1) Applicant to return for preliminary landscaping review and an in-progress review of the architecture.
- 2) Provide details and cross sections.
- 3) Consider a stone cap on the masonry wall.
- 4) Continue the flagstone into motor court.
- 5) Provide materials board. Materials should be high quality, consistent with Booth Adobe.
- 6) Provide information for the pool fence materials.
- 7) The project provides consistency and appearance with the scenic character of the city and the historic adobe, is compatible with the neighborhood, and provides quality architecture and materials.

Action: Zink/Deisler, 5/1/0. Motion carried. (Bernstein opposed. Mosel absent.)

SFDB-CONCEPT REVIEW (CONT.)**4. 101 ONTARE HILLS LN****E-1 Zone**

Assessor's Parcel Number: 055-160-062
 Application Number: MST2007-00440
 Owner: Joshua and Diane Lynn
 Architect: Tony Xiques

(Proposal to construct a 2,746 square foot one-story single-family residence, a detached one-story 728 square foot garage and 483 square foot accessory space on a vacant 22,499 square foot lot located in the Hillside Design District. The project includes 531 cubic yards total of cut and fill grading outside the main building footprint. The proposed total of 3,957 square feet is 84% of the maximum guideline FAR. There is an open enforcement case for as-built grading and stockpiling of fill on the site.)

(Third Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED; PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)

(5:02)

Present: Tony Xiques, Architect; Chuck McClure, Landscape Architect; Diane Lynn, Owner.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary 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 as basis for working drawings and continued indefinitely to the Full Board with the following comments:

- 1) The architecture and site design are acceptable to the Board.
- 2) Study the pool fence and screening.
- 3) Provide an Arborist letter for the oak tree mitigation.
- 4) Provide an alternate tree species for the black acacias tree because it is on the high fire list.
- 5) The project provides consistency and appearance with the scenic character of the city; is compatible with the neighborhood, and provides quality architecture and materials.
- 6) Applicant to return for an in-progress review of the architecture and details.

Action: Bernstein/Carroll, 6/0/0. Motion carried. (Mosel absent.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1568 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-082-032
Application Number: MST2007-00474
Architect: Dawn Sherry
Owner: Robert E. and Alyce E. Parsons

(Proposal for a new 4,468 square foot two-story single family residence including 730 square foot three-car garage on a 63,581 square foot lot in the Hillside Design District. The existing house and garage are to be demolished. The proposal is 85% of the maximum guideline FAR.)

(Third Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(5:25)

Present: Dawn Sherry, Architect; Derick Eckelberger, Arcadia Studio.

Motion: Preliminary 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 as a basis for working drawings, and continued indefinitely to Consent Calendar with the following comments:

- 1) Provide a complete window schedule on a separate sheet showing window breakups,
- 2) Study the shed roof off the lower level "bunk room".
- 3) Review the thick walls throughout.
- 4) Provide a chimney design having a stone or rustic appearance. The chimney should have a spark arrestor.
- 5) Cut and fill is to be balanced on site. If it is not, note the proposed export or import, and how it will be addressed.
- 6) Provide cut sheets for exterior light fixtures, gutters, downspouts, and window hardware.
- 7) Provide a 300 square feet roof location with no roof penetrations for future solar installation.
- 8) The project provides compatibility with the existing neighborhood and Santa Barbara architecture, uses quality building materials, and is sensitive to location and protection of trees.
- 9) Obtain Fire Department stamp prior to receiving final approval for the landscape.

Action: Bernstein/Deisler, 4/0/0. (Carroll and Mahan stepped down. Mosel absent.)

***** THE BOARD RECESSED FROM 5:50 P.M. UNTIL 6:10 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**6. 421 DIBBLEE AVE****R-4 Zone**

Assessor's Parcel Number: 037-112-001
 Application Number: MST2007-00524
 Owner: Timothy G. Milham
 Architect: Steve Hausz

(Proposal to demolish a 451 square foot non-conforming detached two-car garage and replace it with a 471 square foot two-car garage with a 319 square foot second-story accessory space. The existing 1,548 square foot two-story single-family residence on the 4,880 square foot lot will remain. The proposed total square footage of 2,338 is 97% of the maximum guideline FAR.)

(Second Concept Review.)**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(6:10)

Present: Steve Hausz, Architect; Timothy Milham, Owner.

Public comment opened at 6:16 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary 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 as a basis for working drawings, and continued indefinitely to the Consent Calendar with the following comments:

- 1) Study the interaction between the molding and the garage door header.
- 2) The project provides consistency and appearance with the scenic character of the city, is compatible with the neighborhood, provides quality architecture and materials, and preserves one lemon tree.

Action: Carroll/Woolery, 4/0/1. (Bernstein abstained: too much development for lot size. Mahan and Mosel absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1110 DEL SOL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-012
 Application Number: MST2007-00611
 Owner: Hazard Family Trust 6/11/03
 Architect: Kathy Hancock

(Proposal for a new 306 square foot second story, a 277 square foot first-floor addition, a new 448 square foot two-car garage, a 105 square foot front porch, and demolish the existing 191 square foot garage. The existing 1,519 square foot single family residence is located on a 7,600 square foot lot. The proposed total of 2,550 square feet is 82% of the maximum FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(6:25)

Present: Kathy Hancock, Architect.

Public comment opened at 6:32 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary 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 as a basis for working drawings and continued indefinitely to the Consent Calendar with the following comments:

- 1) The architecture of the addition is to match the existing in style and detail, including doors, windows, horizontal siding, and window trim.
- 2) Provide permeable paving for the driveway.
- 3) Consult with the City Arborist for a suitable street tree at the parkway.
- 4) Add brick or stone veneer for the two chimneys.
- 5) Provide details for the pergola and roof overhangs at existing doors.
- 6) Provide details for front porch, railing, and stairway.
- 7) The project provides consistency and appearance with the scenic character of the city, is compatible with the neighborhood, provides quality architecture and materials, and provides a new street tree to replace palm tree.
- 8) Provide a cut sheet of the garage door, which is to be carriage style.

Action: Woolery/Deisler, 5/0/0. Motion carried. (Mahan and Mosel absent.)

SFDB-CONCEPT REVIEW (CONT.)

8. 133 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-061-024
 Application Number: MST2007-00070
 Architect: Alex Pujo
 Owner: James E. Moore

(Proposal to construct a two-level 4,004 square foot single family residence with a detached 499 square foot accessory art studio building, 440 square foot attached carport, two swimming pools, 170 cubic yards of grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District.)

(Third Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-01.)

(6:46)

Present: Alex Pujo, Architect.

Public comment opened at 7:03 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board is hesitant of the colors as presented and would like to see color elevations showing concrete and plaster colors and roofing material.
- 2) Provide more site plan information including a conceptual landscape plan showing the driveway and the driveway material, and incorporating boulders into steps.
- 3) Provide railing details in the contemporary ranch style.

- 4) Provide additional information about the proposed studio.
- 5) The project is moving in a positive direction.

Action: Deisler/Woolery, 5/0/0. Motion carried. (Mahan and Mosel absent.)

SFDB-CONCEPT REVIEW (CONT.)

9. 1431 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-185-010
 Application Number: MST2007-00358
 Owner: Emma, Lauren 2005 Trust
 Architect: Brian Nelson

(Proposal for an 866 square foot two-story addition and a 477 square foot second-story deck for an existing one-story 3,131 square foot single family residence. The existing detached 620 square foot garage will remain on the 15,156 square foot lot. Planning Commission approval of a coastal development permit is requested. The proposed total of 4,617 square feet is 105% of the maximum guideline FAR.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

(7:27)

Present: Brian Nelson, Architect.

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

Straw vote: How many Board members can support the square footage at 230 square feet over the FAR? 3/2/0.

Straw vote: Could the style of architecture work for the neighborhood? 4/1/0.

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

- 1) The overall height could be acceptable, but provide break-ups.
- 2) Study the privacy screen on the west side and how it relates to the architecture. Make it appear part of the building and less of an after-thought.
- 3) Provide a more historical or interesting balcony. Provide a section of the cantilever.
- 4) Provide information showing that the cantilever appears compatible with the home.
- 5) Provide a large photo of the parapet detail and true colors of the existing condition or a revised color scheme.
- 6) Consider landscaping to provide privacy to west.
- 7) Provide chimney detail.

Action: Deisler/Carroll, 5/0/0. Motion carried. (Mahan, Mosel absent.)

The Full Board meeting adjourned at 8:06 p.m.

CONSENT CALENDAR (11:00):**CONTINUED ITEM****A. 129 CALLE BELLO A-2 Zone**

Assessor's Parcel Number: 015-340-005
Application Number: MST2007-00193
Owner: Oscar Ball
Designer: Ubaldo Diaz

(Revised project description: Proposal to remove an unpermitted storage shed and deck. The proposal includes removal of the existing allan block walls and construction of new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Referred to the Full Board, with direction to Staff that all violations are to be abated prior to returning to the Full Board review.

NEW ITEM**B. 2135 RIDGE LN A-2 Zone**

Assessor's Parcel Number: 025-282-004
Application Number: MST2007-00640
Owner: Peter Duda
Architect: Dwight Gregory

(Proposal to construct a new 147 square foot first story addition and 19 square foot second story addition, new 237 square foot first floor deck, modify entry porch, interior remodel on an existing 2473 square foot single family residence with a detached two car garage.)

Preliminary 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 one week with the following comments: 1) provide elevations of wall and gate at front; 2) provide colors and materials if change is proposed; 3) provide details of railing and deck screening; 4) specify material for the new driveway; 5) Provide a landscape plan.

FINAL REVIEW**C. 118 CALLE BELLO A-2 Zone**

Assessor's Parcel Number: 015-340-007
Application Number: MST2007-00385
Owner: Paul & Marianne Gertman
Architect: Bildsten & Sherwin

(Proposal for 248 cubic yards of grading excavation and fill grading and sitework for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

Final Approval of the landscaping as submitted.

FINAL REVIEW**D. 2917 PASEO DEL REFUGIO****E-3 Zone**

Assessor's Parcel Number: 053-204-004
Application Number: MST2007-00370
Owner: Michael and Juneal Chenoweth Family Trust
Architect: Jason Grant

(Proposal for first-floor additions and a new second-story for an existing 1,453 square foot one-story single-family residence. The existing one-car garage and laundry room will be demolished. The project would result in a 2,960 square foot two-story residence including the 413 square foot two-car garage on a 9,000 square foot lot with a proposed FAR of 0.33.)

Final Approval as submitted.

FINAL REVIEW**E. 1266 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-050-023
Application Number: MST2007-00459
Owner: Jonni Collins
Applicant: Brian McAdams
Architect: Alliance Design Group

(Proposal to construct a 408 square foot second-story addition, a 116 square foot first-floor addition, and a 509 square foot second-story deck to an existing 1,051 square foot one-story single-family residence with an attached 228 square foot one-car garage located on a 6,000 square foot lot in the Hillside Design District. The proposed total of 1,803 square feet is 67% of the maximum FAR.)

Final Approval as submitted.

FINAL REVIEW**F. 1943 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-344-004
Application Number: MST2007-00015
Owner: Gerald Constantine and Janean S.E. Comati
Architect: Jeff Shelton
Contractor: Dan Upton Construction, Inc.

(Proposal for remodeling and additions to an existing 1,968 square foot two-story single-family residence on a 7,018 square foot lot in the Mission Area Special Design District. The proposal would add 633 square feet of living area, two attached 242 square foot one-car garages, and 284 square feet of roof decks. The proposed total of 3,085 square feet is 104% of the maximum guideline FAR.)

Final Approval with conditions: 1) provide a cut-sheet of exterior light; 2) provide a tree in the planter between garage doors.

NEW ITEM**G. 8 CAMINO VERDE****E-1 Zone**

Assessor's Parcel Number: 019-282-031
Application Number: MST2007-00582
Owner: David Jay
Architect: Bryan Pollard

(Proposal for a 201 square foot addition, demolition of 51 square feet of the existing two-car garage, conversion of the existing 431 square foot basement storage to habitable space, and exterior remodeling. The existing 3,158 square foot single-family residence including 591 square foot attached two-car garage is located on a 13,823 square foot lot in the Hillside Design District. The existing residence is four stories including basement. The total proposed total of 3,309 square feet is 78% of the maximum FAR. Staff Hearing Officer approval of modifications for encroachments into required front yard and open yard are requested.)

(PUBLIC HEARING. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The project is ready for Preliminary Approval; 2) Renovations are appropriate to style and neighborhood compatible; 3) Well thought out and an improvement over the existing condition; 4) Work in setbacks an improvement over the existing.

NEW ITEM**H. 16 E QUINTO ST****E-1 Zone**

Assessor's Parcel Number: 025-072-022
Application Number: MST2007-00632
Owner: Steven B. Sharpe
Architect: Donald Sharpe

(Proposal to permit a 130 square foot as-built enclosure of an existing second floor exterior balcony. This is to abate ENF2007-00900. The existing 2,731 square foot two-story single-family residence, including two-car garage, is located on a 19,250 square foot lot in the Mission Area Special Design District.)

(PUBLIC HEARING.) (ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final Approval as submitted.

All items on the Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:50 p.m.