



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, July 07, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO
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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board of Review approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on July 03, 2008 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:**CALL TO ORDER.**

The Full Board meeting was called to order at 3:03 p.m.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel (3:09), Woolery (3:08), Zink
Members absent: None

Staff present: Boughman, Limon (3:03 to 3:33), Shafer

A. Public Comment:

No public comment

B. Approval of Minutes:

The minutes of the Single Family Design Board meeting of June 23, 2008 were tabled to the next regular meeting.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of June 30, 2008. The Consent Calendar was reviewed by Glen Deisler, with the exception of landscaping for Item D and E, reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar of July 7, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A reviewed by Erin Carroll.

Action: Zink/Carroll, 5/0/0. Motion carried. (Mosel and Woolery absent.)

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

No announcements

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

Chair Mahan reported a tall retaining wall possibly without a permit on Loma Media. Staff will investigate.

***** THE BOARD RECESSED FROM 3:09 UNTIL 3:11 P.M. *****

PRELIMINARY REVIEW**1. 943 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-027
Application Number: MST2007-00398
Owner: Irwin and Marilyn Carasso Trust
Architect: Jeff Gorrell

(Project is revised to be smaller and a second-story is no longer proposed. Proposal to construct a 3,947 square foot one-story single-family residence including 447 square foot two-car garage, a 575 square foot covered deck, a 206 square foot uncovered deck, and 326 cubic yards of cut and fill grading. The project is located on a 21,106 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification to rebuild portion of the house and garage in the front yard setback is requested. The total of 3,947 square feet is 84% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 032-08.)

Time: 3:11

Present: Jeff Gorrell, Architect.

Mr. Boughman reported the Staff Hearing Officer Conditions of Approval.

Public comment opened at 3:20 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Leslie Jones, wants to ensure no change to previously agreed 30 feet apparent height.

Public comment closed at 3:21 p.m.

Motion: Final 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, and continued to the Consent Calendar with the following comments:

1) Provide a landscape plan.

2) The project provides consistency and appearance, neighborhood compatibility, quality architecture and materials.

Action: Zink/Deisler, 7/0/0. Motion carried.

The 10-day appeal period was announced.

***** THE BOARD RECESSED FROM 3:33 UNTIL 3:44 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**2. 2290 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-072-014
 Application Number: MST2008-00262
 Owner: Donald Oas
 Agent: Sophie Calvin

(Proposal for a 134 square foot first floor addition, a 580 square foot second story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

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

Time: 3:44

Present: Sophie Calvin, Agent; Paul Wolthausen, Landscape Architect.

Public comment opened at 3:57 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Kathryn Calise, opposed: lack of communication from owner, noise, hedge, and potential chain link fence.
3. Don Bobbs, concerned about noise from the proposed sports court, and lack of landscape screening.
4. Lisa Johnston, opposed: concerned about noise from the sports court.

Public comment closed at 4:07 p.m.

Motion: Preliminary Approval of the Architecture as a basis for working drawings 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 for the landscaping with the following comments:

- 1) The architecture is ready for final approval on Consent Calendar.
- 2) Show oak tree drip lines on the landscape plan.
- 3) Restudy utilization of the patio east of the pergola.
- 4) Study the location and use of the play court.
- 5) Study the utilization of landscaping to enhance the site and for privacy to the neighbors.
- 6) Restudy the pool and perimeter fencing.
- 7) Show permeable paving. Provide a storm water retention plan.
- 8) The architecture provides consistency of appearance, is compatible with the neighborhood in size bulk and scale; provides quality of materials and design.

Action: Woolery/Zink, 6/0/1. Motion carried. (Deisler abstained.)

The 10-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**3. 3050 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-007
 Application Number: MST2008-00221
 Owner: Marc and Cathy Zoradi
 Agent: Trish Allen
 Architect: Cearnal, Andrulaitis

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Staff Hearing Officer approval of a modification is requested to provide the required open yard area in the front yard facing Sea Cliff. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and approval of a Coastal Exclusion.)

Time: 4:44

Present: Brian Cearnal, Architect; Trish Allen, Agent; Cathy Zoradi, Owner.

Mr. Boughman reported that the project does not require a modification or a coastal development permit.

Public comment opened at 4:53 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:53 p.m.

Motion: Preliminary Approval as a basis for working drawings 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 return on Consent Calendar with the following comments

- 1) Restudy the native appropriateness of the Mathilija Poppy and the Ribes for planting on bank.
- 2) Study the swimming pool wall to be either wood or stucco.
- 3) Study a clinging vine and stone cap on front wall.
- 4) Provide a basement emergency exit per code.
- 5) Provide a color and material board.
- 6) Provide an irrigation plan.
- 7) Show water retention on site.
- 8) The project provides consistency of appearance; is compatible with the neighborhood; and provides quality architecture and materials such as copper, slate, and sandstone.

Action: Zink/Deisler, 6/1/0. Motion carried. (Bernstein opposed.)

PRELIMINARY REVIEW**4. 1294 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 049-231-002
Application Number: MST2008-00159
Owner: Peter and Celia Miko
Architect: John Beauchamp

(Proposal for a 604 square foot addition to an existing 2,602 square foot one-story single-family residence including a 507 square foot attached garage and 193 square foot accessory structure. The proposal includes a 45 square foot addition to an existing 193 square foot detached accessory structure. The project is located on a 10,036 square foot lot in the Hillside Design District. Staff Hearing Officer approvals for encroachments into the interior and front setbacks are requested.)

(Project requires compliance with Staff Hearing Officer Resolution No. 039-08.)

Time: 5:11

Present: John Beauchamp, Architect.

Public comment opened at 5:24 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:24 p.m.

Motion: Preliminary Approval as a basis for working drawings 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 return on Consent Calendar with the following comments:

- 1) Show gutters and downspouts on elevations.
- 2) Show thicker stone window sills.
- 3) Provide a high-quality garage door in style with the front door.
- 4) Provide a complete landscape plan.
- 5) Integrate the cap/parapet/coping flashing into the stucco.
- 6) Show 12 inch garage surrounds.
- 7) Provide a complete landscape plan including flatwork for the front and east elevations.
- 8) Plaster the existing retaining wall adjacent to path.
- 9) Show details for the stone cap at the accessory building wall.
- 10) The design is consistent in appearance, compatible with the neighborhood, is well detailed.
- 11) The project is ready for Final Approval on Consent Calendar.

Action: Zink/Wookery, 7/0/0. Motion carried.

*****THE BOARD RECESSED FROM 5:43 P.M. UNTIL 6:07 P.M.*****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2111 MONTEREY ST****R-1 Zone**

Assessor's Parcel Number: 043-032-006
Application Number: MST2008-00278
Owner: Steve and Lynn E. Rodriguez
Architect: Dennis Thompson

(Proposal for a new 679 square foot second-story addition to an existing 2,239 square foot one-story single-family residence including 433 square foot two-car garage. The proposal includes remodeling the front façade, and demolition of a patio cover. The proposed total of 2,918 square feet on the 8,723 square foot lot is 86% of the maximum FAR.)

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

Time: 6:07

Present: Dennis Thompson, Architect; Steve and Lynn Rodriguez, Owners.

Public comment opened at 6:14 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 6:14 p.m.

Motion: Preliminary Approval as a basis for working drawings 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 return on Consent Calendar with the following comments:

- 1) The proposed addition is appropriate and modest.
- 2) Restudy the west elevation second-story to have a 12 to 18 inch cantilever at the gabled section.
- 3) Provide an appropriate street tree in the parkway.
- 4) Provide colors and details and exterior light fixture details.
- 5) The project provides consistency of appearance, neighborhood compatibility, quality architecture and materials, trees, and follows Good Neighbor Guidelines.

Action: Bernstein/Woolery, 7/0/0. Motion carried.

The 10-day Appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 33 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-011
Application Number: MST2008-00268
Owner: Brian J. Tharp

(Proposal for a new 724 square foot second-story and remodel for an existing 1,530 square foot one-story single-family residence including 380 square foot two-car detached garage. The project would add a 160 square foot second-story deck, a vestibule with staircase, and a new roof on the garage. No grading, vegetation removal or new landscaping is proposed. The project would result in a 2,243 square foot two-story house with attached garage on the 7,688 square foot lot and is 72% of the maximum FAR.)

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

Time: 6:25

Present: Brian Tharp, Owner.

Public comment opened at 6:33 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Mark Benedict, opposed: expressed concerns about neighborhood compatibility, lack of permits for retaining walls and hot tub, and privacy issues.

Public comment closed at 6:36 p.m.

Chair Mahan directed Staff to confirm the 15 foot setback at the garage.

Straw Vote: how many Board members would support a contemporary design at the site? 5/2/0.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Expand sections AA and BB to show silhouettes of the upper neighboring house and proposed house.
- 2) Show the parapets on the roof plan.
- 3) Restudy the elevation drawings and the sloping parapet. Show downspouts on elevations and verify accurate grade lines.
- 4) Provide floor-to-floor sections.
- 5) Determine whether a modification is required for alterations to the garage.
- 6) Provide complete floor plans including windows, doors.

Action: Woolery/Deisler, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2447 CALLE LINARES****E-1 Zone**

Assessor's Parcel Number: 041-411-013
 Application Number: MST2008-00291
 Owner: Donna Silva
 Architect: Bryan Pollard

(Proposal for a 725 square foot addition of a new lower level and stair for an existing two-story 1,978 square foot single-family residence. The proposal includes adding 68 square feet to the existing upper balcony, 302 square feet to the mid-level balcony, and a new 262 square foot walkway and deck at the lower level. The proposed total of 3,255 square feet on the 19,657 square foot lot in the Hillside Design District is 73% of the maximum guideline FAR.)

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

Time: 6:54

Present: Michael Silva, Owner.

Public comment opened at 7:09 p.m.
 A letter in opposition from Paula Westbury was acknowledged.
 Public comment closed at 7:10 p.m.

Motion: Continued indefinitely to the Full Board. The Board can not support project as presented, but recognizes the possibility of an approvable addition. Applicant to return with a redesigned proposal.

Action: Carroll/Bernstein, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 3410 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-002
 Application Number: MST2008-00277
 Owner: George Mearce

(Proposal to modify a condition of approval and amend a Coastal Development Permit to allow three existing *Howea Forsteriana* "Sentry Palm" trees to exceed 98 feet above sea level. This project will require Planning Commission Approval of an amendment to the Covenants, Conditions, and Restrictions on the property.)

(Comments only; project requires Planning Commission approval of an amendment to the Covenants, Conditions, and Restrictions on the property.)

Time: 7:28

Present: George Mearce, Owner.

Public comment opened at 7:39 p.m.

1. Three public comment letters in opposition to the project from Patricia Winkler, Sandra Schoolfield, Jon Kechejian; and one letter in support of the project from Paula Westbury were acknowledged.
2. Dan Secord, opposed. The property was conditioned to preserve the view. Should not recommend allowing the trees.
3. Sandy Schoolfield, opposed. Addressed tree permit approval; condition was that trees above 98' sea level would not obstruct view corridor. Height limits were exceeded within one year.
4. Jim Higman, opposed. There should be no exceptions to amend the provision of the height limit.
5. Doug Fell, opposed. Planning Commission reviewed the project, and findings were made to preserve views. Requested recommending that Planning Commission play by the rules they made.

Public comment closed at 7:47 p.m.

Motion: **Continued indefinitely to the Planning Commission with the following comment:**
The trees pose no negative impact to the views. The landscape architect and landscape designer on the Board feel that the palms are an aesthetic enhancement; however the Board understands the height limitation and is not in favor of an amendment which might set a precedent.

Action: Mosel/Deisler, 7/0/0. Motion carried.

ADJOURNMENT:

The Full Board meeting adjourned at 7:57 p.m.

CONSENT CALENDAR

NEW ITEM

A. 1724 LA CORONILLA DR

E-1 Zone

Assessor's Parcel Number: 035-081-006
Application Number: MST2008-00263
Owner: Duard W. Enoch III
Architect: Lesley Stearns

(Proposal to remodel an existing 2,324 square foot single-family residence, including existing 510 square foot attached garage. The project includes replacement of all windows and doors, new stucco exterior, alteration to roof, new skylight, new wall in front yard ranging from 42 to 72 inches in height, new chimney, remove existing patio structure and greenhouse window and small attached shed, interior remodel, and new landscaping. Staff Hearing officer approval of modifications to allow alterations to the existing non-conforming residence in the front and interior setbacks is requested. Square footage will remain at 2,234 square feet on the 8,584 square foot lot in the Hillside Design District and is 70% of the maximum FAR.)

(Comments only; project requires environmental assessment and Staff Hearing officer approval of a modification.)

Continued to Staff Hearing Officer and return on Consent Calendar with the following comments:

- 1) Study additional permeable pavers at the rear; 2) provide elevation of the front wall and gates;
- 3) possibly use landscaping for screening rather than a wall taller than 42 inches; 4) the house will be better with alterations and the modification is supportable; 5) add a street tree in the parkway;
- 6) provide alternate ground cover in the parkway, no lawn.

REVIEW AFTER FINAL

B. 835 NORMAN LN

A-2 Zone

Assessor's Parcel Number: 015-110-016
 Application Number: MST2007-00594
 Owner: Steven L. and Sharon J. Hughes
 Architect: James Zimmerman

(Proposal to remodel a one-story single-family residence on a 24,792 square foot lot in the Hillside Design District. The proposal includes a 450 square foot one-story addition, a 186 square foot front porch, and a 180 square foot patio. The proposed total of 2,618 square feet is 55% of the maximum guideline FAR.)

(Review After Final for addition of 57 square feet to the master bedroom, addition of windows, and interior remodel.)

Approved as submitted of the Review After Final 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 project is compatible with the neighborhood, provides quality workmanship, and matches the existing architecture.

REVIEW AFTER FINAL

C. 1035 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-004
 Application Number: MST2008-00079
 Owner: Gerhard and Hildegard Muus
 Landscape Architect: Sam Maphis

(Proposal for as-built window trim change to stucco, a new landscape plan, and replacement of plumbing fixtures in pool house.)

(Review After Final for alterations to landscape plan and for removal of trim around windows.)

Approval of the Review After Final with the following conditions: 1) use Crassifolia "Nana" for the hedge at front; 2) the architecture was previously approved without trim, no review required.

FINAL REVIEW**D. 853 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-020
Application Number: MST2007-00178
Owner: John C. Lawrence
Architect: Chris Manson-Hing

(Proposal for additions to an existing 1,382 square foot single-family residence. The proposal includes conversion of 339 square feet of under-story to habitable space, a 46 square foot front entry addition, and rebuilding an existing 399 square foot two-car garage. The project is located on a 6,507 square foot lot in the Hillside Design District. Approval of a modification for improvements to the reconstructed garage in the front yard setback is requested. The proposal has a floor-to-lot-area ratio of 0.33.)

Final Approval with the following condition: 1) the light fixture glass is to be translucent or seeded, not clear glass; 2) the proposed alternate East elevation is acceptable and may be used at the applicant's choice.

NEW ITEM**E. 328 E PADRE ST****E-1 Zone**

Assessor's Parcel Number: 025-331-006
Application Number: MST2008-00304
Owner: Peggy Palmer Wiley Trust
Architect: Doug Reeves

(Proposal to construct a new rear porch to replace an unpermitted rear enclosure and deck which have been demolished, and to relocate the existing rear stair. The existing one-story single-family residence on the 5,808 square foot lot is legal, non-conforming as to the interior setback. Staff Hearing Officer approval of a modification is requested for the work to encroach into the interior setback.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

Continued to the Staff Hearing Officer. The modification is supportable; the project enhances the building.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Item A and C, reviewed by Erin Carroll. Consent Calendar ended at 12:15 p.m.