



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, November 24, 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:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor  
 TONY BOUGHMAN, Planning Technician  
 KATHLEEN GOO, Alternate Commission Secretary

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

<b>SINGLE FAMILY DESIGN BOARD SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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.

**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. , Present
- 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 (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 SFDB 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 SFDB 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 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](http://www.SantaBarbaraCa.gov/sfdb). **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. 4:30 p.m., Monday through Thursday, and every other Friday. Or by email at [toughman@santabarbaraca.gov](mailto:toughman@santabarbaraca.gov). Please check our website under City Calendar to verify 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 November 20, 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/sfdb](http://www.SantaBarbaraCa.gov/sfdb).
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.

**CALL TO ORDER.**

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

**ROLL CALL:**

Members present: Mahan, Zink, Bernstein, Carroll, Deisler, Mosel and Woolery.

Members absent: None.

Staff present: Limón, Boughman, and Goo.

**GENERAL BUSINESS:**

Special Announcement: Tea Fire Update. Paul Casey, Community Development Director; Bettie Weiss, City Planner; Jaime Limón, Senior Planner: Mr. Casey gave an update to the Board on the TEA Fire's impact to 150 homes in the City, many of which would require review by the SFDB. He reported that there is a local response center at the Louise Lowry Center at the corner of Victoria and De La Vina Streets with various services available as a one-stop information center for victims of the fire. He provided the Board will sample flyers being distributed to inform residents, including information on the City's rebuilding ordinance. He discussed how some people will want to build back what was existing per the archived plans, others may want a completely new design, and others will desire something between those two. There is a desire to expedite the process as much as possible, while still following the Neighborhood Preservation Ordinance process for projects that propose significant alterations. New construction will be subject to current building codes and High Fire standards. The Conejo Landslide Area provisions referring to active potential landslide problem in that area are also provided under Municipal Code 22.90. Ms. Weiss reported that the community appreciates the design review process, while sometimes finding it frustrating and time consuming. City staff will seek to facilitate a streamlined review process for fire victims while also considering the long-term view and the sensitivity of the Hillside Design District in determining the appropriate levels of design review based on the amount of change for each project. Mr. Limón reported that Staff will check in with the SFDB to discuss appropriate levels of Board review for reconstruction projects that propose new designs or significant changes. Staff is considering increasing staffing levels and possibly scheduling additional review meetings to shorten the time involved in the design review process. Mr. Limon requested a meeting with the Chair and Vice Chair Board in the next week. He also reported that review of landscape plans will be part of the process for these projects.

**A. Public Comment:**

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

**B. Approval of the minutes of the Single Family Design Board meeting of November 10, 2008, as amended.**

Motion: Approval of the minutes of the Single Family Design Board meeting of November 10, 2008, with corrections.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of November 17, 2008. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items C, D, E, G reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar of November 24, 2008. The Consent Calendar was reviewed by Paul Zink, with the exception of the landscaping for Items E, reviewed by Erin Carroll.

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

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

Mr. Limon announced the appeal of 1057 Arbolado Road at the City Council on November 25, 2008.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

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

#### **1. 118 ROMAINE DR**

**E-3/SD-2 Zone**

Assessor's Parcel Number: 051-324-009

Application Number: MST2008-00510

Owner: Kristin Wray

Architect: Richard Redmond

(Proposal to permit the as-built installation of two new second-floor windows, change the size of two windows, and eliminate one window and two skylights at an existing two-story single-family residence.)

**(Project was referred from Consent Calendar. Action may be taken if sufficient information is provided.)**

(3:26)

Present: Richard Redmond, Architect; and Kristin Wray, Owner.

Public comment opened at 3:33 p.m.

Joe Guzzardi, opposition: proximity concerns to rear property line with regard to rear yard privacy issues.

Public comment closed at 3:35 p.m.

Motion: Continued indefinitely for neighbors to discuss a solution. Bernstein/, Motion failed for lack of a second.

**Motion: Final Approved of the project 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 the condition that the Applicant restudy the illumination of the interior lighting near the window to be recessed, pin-hole or eye ball lighting to minimize light showing outside the rear window.**

Action: Zink/Mosel, 4/3/0. Motion carried. (Mahan, Carroll, Bernstein opposed).

The ten-day appeal period was announced.

**SFDB-CONCEPT REVIEW (CONT.)****2. 1405 SANTA ROSA AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-183-007  
 Application Number: MST2008-00508  
 Owner: Gordon McKay  
 Architect: Rex Ruskauff

(Proposal to permit the as-built conversion of an existing 598 square foot attached two-car garage to habitable floor area and to construct a new 400 square foot detached two-car garage. The project will abate enforcement case ENF2008-00691. The existing two-story residence is located on a 12,658 square foot lot. The proposed total of 4,081 square feet is 100% of the maximum FAR.)

**(Project was referred from Consent Calendar. Action may be taken if sufficient information is provided.)**

(3:59)

Present: Rex Ruskauff, Architect.

Public comment opened at 4:06 p.m. As no one wished to speak, public comment was closed.

**Motion: Preliminary Approval and continued indefinitely to Consent of the project 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 the following conditions:**

- 1) Return with a landscape plan for the interior courtyard.
- 2) The motor court paving to be significantly reduced to what is necessary for vehicular movement in that area. The hardscape for the apparent parking in the front yard setback is to be removed.
- 3) Water retention to be incorporated into the design, or use permeable paving.
- 4) The project provides quality architecture and matches existing, proposed work is one-story.

Action: Zink/Carroll, 4/3/0. Motion carried. (Mahan/Deisler/Bernstein opposed).

The ten-day appeal period was announced.

**SFDB-CONCEPT REVIEW (CONT.)****3. 1327 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-252-005  
 Application Number: MST2008-00325  
 Owner: Jorge Escamilla  
 Architect: Jose Luis Esparza

(Proposal for a new 1,226 square foot second-story and a 68 square foot first-floor addition for an existing 1,945 square foot one-story single-family residence including attached 431 square foot two-car garage. The project is located on a 10,351 square foot parcel in the Hillside Design District. The proposed total of 3,270 square feet is 86% of the maximum FAR.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

(4:25)

Present: Jose Luis Esparza, Architect.

Public comment opened at 4:36 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:37 p.m.

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

- 1) The Board supports the architecture of the proposed project with a restudy of the fenestration. The mass, size, and bulk are acceptable.
- 2) Restudy the window fenestration.
- 3) Restudy existing non-permitted paving and provide a new site plan.
- 4) Provide a landscape plan prepared by a professional.
- 5) Return with color board and material samples.
- 6) The chimney is to be of brick material.

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

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

**4. 54 ALAMEDA PADRE SERRA**

**E-1 Zone**

Assessor's Parcel Number: 015-151-025

Application Number: MST2007-00635

Owner: Juan Perez Jasso

Designer: Daniel Melville

(Proposal to construct a 206 square foot first-story addition, a 456 square foot second-story addition, a new front entry, alterations to an existing 350 square foot detached carport with an attached storage area, and exterior alterations to include a new 165 square foot roof deck. The proposal includes abatement of as-built violations by removing interior cabinets, counters, sinks and other "as-built" construction. The existing 2,266 square foot single-family residence is located on a 10,087 square foot lot in the Hillside Design District. The proposed total of 2,928 square feet is 77% of the maximum FAR.)

**(Second Concept Review. Comments only; project requires environmental assessment.)**

(4:49)

Present: Daniel Melville, Designer.

Public comment opened at 5:04 p.m.

The following people spoke in opposition to the proposed project:

Monica Williams and Larry Williams were pleased with changes but still have concerns about parking in front yard, noise from carport, and amount of hardscape. Karin Lubba was also concerned about noise.

A letter in opposition letter from Martin and Shebon Frost was submitted for the record.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 5:09 p.m.

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

- 1) The architecture is moving in the right direction.
- 2) The deck is to be removed in its entirety and replaced with balcony or balconies that conform to High Fire and Neighborhood Preservation Ordinance requirements.
- 3) Review the parking area with Transportation Planning staff for the design of two-car covered parking area.
- 4) The excessive paving in the front yard setback which has the potential for front yard parking is not acceptable. Study relocating the garage as discussed or altering the garage design to accommodate the back out area not in the front yard setback.
- 5) Return details of fence and gate.

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

**SFDB-CONCEPT REVIEW (CONT.)****5. 49 SANTA TERESITA WY****A-1 Zone**

Assessor's Parcel Number: 055-030-065  
 Application Number: MST2008-00158  
 Architect: John Beauchamp  
 Owner: Lauri Deanne Hamer  
 Landscape Architect: Lane Goodkind

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Also proposed are replacement of existing exterior window walls with doors, changing a window, a new trellis, and converting 134 square feet of garage to habitable space. Approximately 521 cubic yards of grading is proposed on the 4.6 acre lot in the Hillside Design District.)

**(Second Concept Review of revised project. Action may be taken if sufficient information is provided.)**

(5:43)

Present: John Beauchamp, Architect; and Lane Goodkind, Landscape Architect.

Mr. Limón reminded the Board to make grading and drainage findings for the proposed project.

Public comment opened at 5:53 p.m.

A support letter from Michael and Rachel Bishar was acknowledged.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 5:54 p.m.

**Motion: Preliminary Approval of the project on the 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 with the following conditions:**

- 1) The grading is appropriate to the site.
- 2) Show the short-term construction conditions, and Planning Commission conditions on the plans.
- 3) Study the garage door for higher quality and compatibility with the architecture.
- 4) Return with fire zones delineated on the landscape plan, meeting High Fire standards.
- 5) Return with a drainage plan.

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

The ten-day appeal period was announced.

**SFDB-CONCEPT REVIEW (CONT.)****6. 44 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-013  
Application Number: MST2008-00441  
Owner: Michael and Jann Jaffe Trust  
Architect: Rios Clementi Hale Studios  
Applicant: John Madden

(Proposal for 755 square feet of additions, a new landscape plan including tree removals, repaving the driveway and 212 cubic yards of grading. The existing 3,784 square foot one-story single-family residence, including a 477 square foot two-car garage, is located on a 35,238 net square foot lot in the Hillside Design District. The proposed total of 4,539 square feet is 93% of the maximum guideline FAR.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

(6:11)

Present: John Madden, Applicant; and Michael Poirier, Architect for Rios Clementi Hale Studios.

Public comment opened at 6:18 p.m.

An opposition letter from Paula Westbury was acknowledged and summarized into the record.

An opposition letter from Donald and Carolyn Vogt was acknowledged.

Public comment closed at 6:19 p.m.

**Motion: Preliminary Approval of the project 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; subject to the previously approved Planning Commission conditions, and with the following additional conditions:**

- 1) Rotate the shop doors to the north.
- 2) Return with Fire Department approval stamp on plans prior to approval at Consent Review.
- 3) Return with all details, colors, materials.

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

The ten-day appeal period was announced.

**\*\*\* THE BOARD RECESSED AT 6:29 P.M., AND RECOVERED AT 6:54 P.M. \*\*\***



**SFDB-CONCEPT REVIEW (CONT.)****7. 2140 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-003  
 Application Number: MST2008-00318  
 Owner: Disraeli Living Trust  
 Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence located in the Mission Area Special Design District. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. The proposed total of 3,908 square feet on the 15,745 square foot lot is 89% of the maximum guideline FAR.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

(6:54)

Present: Pete Ehlen, Architect; Adam Graham, Landscape Designer; and Will Seaton, Landscape Design Draftsman.

Public comment opened at 7:12 p.m. The following people spoke in opposition to the proposed project: Sally Anderson, concerned about drainage; Eric Gabrielson, not good fit on site, too close to neighbor; Pat Aoyama, concerned about trees, drainage, air-conditioning equipment, storage room, water feature impacts to wall, open yard area, front yard parking.

An opposition letter from Paula Westbury was acknowledged.

An opposition letter from Pat Aoyama was acknowledged and summarized.

Public comment closed at 7:18 p.m.

Mr. Limón clarified that there is some concern not to disturb the historic walls.

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

- 1) Restudy relocating the front turnaround parking situation to prevent guest parking in the front yard.
- 2) Restudy relocating the condenser unit.
- 3) Return with colored elevations.
- 4) Address landscaping to provide more screening.
- 5) Return with an engineer's drainage plan including drainage calculations that show that the runoff will not be any greater than the current condition.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 130 SAN CLEMENTE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-212-021  
Application Number: MST2008-00519  
Owner: David Swarts  
Architect: James Zimmerman

(Proposal to demolish an existing 1,397 square foot single-story single-family residence and garage and construct a new 2,385 square foot two-story single-family residence, including a 421 square foot attached two-car garage. The project is located on a 6,445 square foot lot in the coastal zone. The proposed total of 2,385 square feet is 85% of the maximum FAR.)

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

(7:50)

Present: James Zimmerman, Architect.

Public comment opened at 8:03 p.m.

The following people spoke in opposition to the proposed project: Gene Schaefer, proposal is not compatible with neighborhood; Mac Bakewell read a letter from Inge Rose, concerned about size, bulk, scale.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 8: 07 p.m.

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

- 1) The general architecture is acceptable.
- 2) Restudy the plate heights.
- 3) Simplify the roof structure.
- 4) Lower the slab elevation as much as the drainage will permit.
- 5) Taper the chimney and other minor elements to reduce the project's size, bulk and scale
- 6) Return with property lines shown on plans.
- 7) Restudy to reduce the covered areas.

Action: Zink/Carroll, 6/1/0. Motion carried. (Mosel opposed, too massive.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 1268 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 049-231-008  
Application Number: MST2008-00521  
Owner: Broumand Family Trust  
Architect: Roderick Britton

(Proposal for a 152 square foot single-story addition, replace all exterior doors and windows, replace existing roof and alter the existing roof form, remodel the existing patio and trellis, construct a new outdoor fireplace and barbeque, rebuild existing deck, and remove two sheds. The existing 2,335 square foot one-story single-family residence, including the attached 447 square foot two-car garage, is located on a 11,405 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification for alterations and the addition to encroach into the interior setback. The proposed total of 2,487 square feet is 63% of the maximum FAR.)

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

(8:23)

Present: Roderick Britton, Architect.

Public comment opened at 8:28 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:**

- 1) The remodel and minor addition are appropriate and acceptable and ready for Preliminary Approval.
- 2) Return with color board, window details, and materials.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****10. 1480 LOU DILLON (PARCEL B)****A-2 Zone**

Assessor's Parcel Number: 015-202-048  
Application Number: MST2008-00527  
Owner: Albert Fink  
Architect: AB Design Studio Inc.

(Proposal for a new two-story 2,490 square foot single-family residence on a vacant 2.2 acre lot. The project includes a swimming pool, pool cabana, detached 750 square foot garage, and grading on a 2.25 acre vacant lot in the Hillside Design District. The proposed total of 4,364 square feet is 77% of the maximum guideline FAR.)

**(A Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment.)**

(8:34)

Present: Clay Aurell, and Josh Blumer, Architects, and Albert and Beverly Fink, Owners.

Public comment opened on the site design at 8:38 p.m.

The following people spoke with concerns about the site design: Kathy Morgan, privacy and landscaping concerns; Jill Shalhoob, proximity to neighbors; Bruce Bartlett, house is being pushed forward by cellar design, cellar may prevent house from compliance with maximum 2,500 square foot size in PC Resolution No. 056-03.

Arturo Gonzalez spoke in favor of the project, project is compatible with new development in the neighborhood.

Public comment closed on the site design at 8:46 p.m.

Straw vote: How many Board members feel that the general building footprint locations are acceptable?  
7/0 (none opposed).

Public comment opened on the architecture at 9:16 p.m.

The following people spoke in opposition to the architecture: Jill Shalhoob, incompatibility with the neighborhood; Bruce Bartlett, arcades add mass, cellar adds square footage, need to see design of 200 foot wall.

The following person spoke in support of the architecture: Chris Morgan

Public comment closed on the architecture at 9:29 p.m.

**Motion: Continued indefinitely to Full Board with the following conditions:**

- 1) The general building footprints and locations are acceptable.
- 2) Study pushing the house back and reduce the scale and the grandiosity of the building to be more residential and not as commercial, and keep the Mediterranean character.
- 3) Return with accurate survey, site wall elevations, a conceptual landscape plan, location of the guest parking, arcade, and other features.

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

## **ADJOURNMENT:**

**The Full Board meeting adjourned at 9:51 p.m.**

## **CONSENT CALENDAR:**

### **REVIEW AFTER FINAL**

#### **A. 55 SANTA TERESITA WAY**

**A-1 Zone**

Assessor's Parcel Number: 055-030-066

Application Number: MST2008-00021

Owner: Fredrick and Patricia Glenwinkel

Architect: Rex Ruskauff

(Revised proposal for a 381 square foot second-story addition for an existing 2,168 square foot two-story single-family house, including attached 476 square foot two-car garage. The project is located on a 4.5 acre lot in the Hillside Design District. The proposed total of 2,549 square feet is 37% of the maximum guideline FAR.)

**(Review After Final to remove stone veneer on front of house, delete one window, reduce the size of one window, and reduce the second-floor deck.)**

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

**REVIEW AFTER FINAL****B. 812 ALSTON LN****A-2 Zone**

Assessor's Parcel Number: 015-120-021  
Application Number: MST2008-00157  
Owner: Melville Haskell Trust  
Architect: Kirk Gradin

(Proposal to construct a 462 square foot two-car garage and a 1,256 square foot one-story addition to an existing 783 square foot detached accessory structure to create a new single-family residence on a newly subdivided 40,059 square foot lot in the Hillside Design District. The proposed total of 2,501 square feet is 51% of the maximum guideline FAR.)

**(Review After Final to reduce size of house by 205 square feet, reduce deck by 150 square feet, reduce grading by 500 cubic yards, and eliminate site wall.)**

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

**CONTINUED ITEM****C. 235 CONSTANCE LN****E-1 Zone**

Assessor's Parcel Number: 051-141-047  
Application Number: MST2008-00364  
Owner: Robert Perry  
Architect: Bildsten and Sherwin Design Studio

(Revised proposal to add 80 square feet to an existing 2,785 square foot single-story residence including 470 square foot attached two-car garage on a 17,212 square foot lot. Also proposed is a new entry courtyard. The proposed total of 2,865 square feet is 65% of the maximum guideline FAR.)

**(Area of proposed additions reduced from 281 to 80 square feet. Action may be taken if sufficient information is provided.)**

**Postponed indefinitely due to the applicant's absence.**

**NEW ITEM****D. 2166 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-005  
Application Number: MST2008-00534  
Owner: Wille Family Investors LLC  
Applicant: Laura Bradley and Tony Spann

(Proposal to remove and replace existing doors and windows at an existing single-family home. Also proposed is to lower two existing roof projections and to replace roof tiles. This is the 2009 Child Abuse and Listening Mediation (CALM) Design House.)

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

**Final Approval as submitted 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.**

**NEW ITEM****E. 539 OWEN RD****A-2 Zone**

Assessor's Parcel Number: 015-202-015

Application Number: MST2008-00541

Owner: Charles Patrick

Architect: Ray Ketzal and Chuck McClure

(Proposal for a new retaining wall, approximately 170 feet long and maximum 8 feet tall. The proposal includes a landscape plan and cut grading of approximately 227 cubic yards. The project is located along the rear of the property with an existing one-story 1,921 square foot single-family residence on the 16,773 square foot lot in the Hillside Design District.)

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

**Final Approval with conditions:**

- 1) Applicant to utilize a sandstone cap.
- 2) Soften the northwest corner by filling in the 5-foot area.
- 3) Wall on the downhill side behind house to be sandstone or earthtone plaster in color.
- 4) Utilize a hanging rosemary plant or similar planting on wall.

Items on Consent Calendar were reviewed by Paul Zink, with the exception of landscaping for Item E reviewed by Erin Carroll.